

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 12, 1977, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Kennedy, Marzari,
Puil and Rankin.

ABSENT: Alderman Harcourt (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Phillip Hewett of The Unitarian Church of Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECCNDED by Ald. Puil

THAT the Minutes of the Regular Council Meeting of June 28, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY*

* Alderman Brown and Alderman Gibson referred to the Council action of June 28, 1977, on Mount Pleasant N.I.P.: Construction of Kivan Boys and Girls Club (Page 6 of the Minutes) which was recorded as having been passed unanimously. Alderman Brown said it was not her understanding that the Council had approved a site on Robson Park for the Kivan Boys and Girls Club, but rather it approved a discussion on the whole matter with the Park Board, and in the meantime a search would be made for property adjacent to the Park. Alderman Gibson said that this was his understanding also. It was generally agreed by Council, however, that the record correctly states Council's action of June 28, 1977.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Draft Regulations - Firearms:
B.C. Police Commission

In response to a request from Council on April 26, 1977, the Deputy Chief Constable was present this day to speak to his report dated June 6, 1977. Deputy Chief Constable Stewart briefly addressed Council on this matter and then answered questions from various Members of Council on the proposed new Firearms Regulations.

MOVED by Ald. Rankin

THAT Council urge the Provincial Police Commission and the Vancouver Police Board to continue to direct the use of the normal .38 calibre ammunition which has been used by the Force and to ensure that this .38 calibre ammunition is used by all officers on the Force.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Puil and the Mayor opposed)

MOVED by Ald. Bellamy

THAT the report of the Deputy Chief Constable be received and that a decision on this matter be left to the B.C. Police Commission.

- CARRIED

Aldermen Marzari, Puil and Rankin opposed)

DELEGATIONS

Proposed Widening of
Stanley Park Seawall

Council, on June 28, 1977, agreed to hear representation from the Executive of the West End Community Association on the proposed widening of the Stanley Park Seawall.

Mrs. Ilse Morris addressed Council and filed a brief on behalf of the Association. The brief put forward a number of questions on the proposed Stanley Park Seawall widening and requested that a Public Meeting be held, with drawings, sections and photographs of the proposal made available for viewing, and an explanation given by the Park Board, followed by discussion by the citizens.

MOVED by Ald. Kennedy

THAT Council and the Park Board jointly sponsor a Public Information Meeting on the proposed widening of the Stanley Park Seawall with a full explanation of the proposal being given.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Complaint re Secondary Suite:
545 West 60th Avenue.

Council, on June 28, 1977, deferred consideration of the City Manager's report dated June 24, 1977, to permit representations from legal advisors for Dr. N.N. Landman, the owner of 545 West 60th Avenue and Mr. Lyttleton and Mr. Lyons, of 537 West 60th Avenue and 546 West 59th Avenue, respectively.

Mr. J.H. Rosner addressed Council on behalf of Dr. Landman and put forward arguments why his client should be permitted to retain the secondary suite in his dwelling.

Mr. E.J. MacLeod, representing Mr. Lyttleton and Mr. Lyons, addressed Council and filed a brief. In his brief Mr. MacLeod put forward various reasons why Council should deny Dr. Landman permission to retain his secondary suite. The brief urged that Council enforce the By-law by ordering Dr. Landman to cease and desist from the continued rental of his basement premises.

MOVED by Ald. Rankin

THAT the submissions of the delegations be received and no further action be taken at this time.

- CARRIED

(Alderman Kennedy opposed)

The Mayor requested the City Manager to review the Hardship Guidelines for early report to Council.

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The Council recessed at 11.00 a.m., and, following an 'In Camera' meeting in the Mayor's Office, reconvened in open Council in the Council Chamber at 11.30 a.m. with the same Members present.

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UNFINISHED BUSINESS (Cont'd)

Lighting at the English
Bay Bath House.

Council on June 23, 1977, deferred consideration of the Manager's Report (Works) dated June 17, 1977, for three weeks to permit officials an opportunity to report on the feasibility and comparative costs of installing gates and minor internal lighting at the English Bay bath house steps, or some other means of blocking the area off after 10:00 p.m.

Council Members had received a report from the Vancouver Police Department on the situation at the English Bay bath house, strongly urging approval of recommendation 1 in the Manager's report dated June 17, 1977.

Inspector Westover briefly addressed Council on this matter.

MOVED by Ald. Brown

THAT special street lights be installed at the English Bay bath house to provide for the protection of the public and to minimize the effect of the lights on the view over English Bay and that \$15,000 be appropriated from the 1977 Unallocated Supplementary Capital funds for this work:

FURTHER THAT the Superintendent of Parks, in consultation with the Chief Constable, report back in six months' time on the effectiveness of this lighting.

- CARRIED

(Alderman Rankin opposed)

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STANDING COMMITTEE REPORT

Report of Standing Committee
on Planning and Development
(June 30, 1977)

Report on the 1977 Neighbourhood Improvement
Program - Selection and Administration
(Clause 2)

Council noted requests from the Hastings-Sunrise Action Council and the Kensington Community Centre Association, to address Council this day on the report of the Standing Committee on Planning and Development dated June 30, 1977, on 1977 Neighbourhood Improvement Program--Selection and Administration. It was agreed to hear these delegations.

Mr. S. Hatch addressed Council on behalf of the Hastings-Sunrise Action Council, putting forth reasons why the Hastings-Sunrise area should be chosen as a 1977 N.I.P area.

Mr. W. T. Strong, President of Kensington Community Centre Association also addressed Council and circulated a brief urging Council to approve the recommendation of the Standing Committee on Planning and Development that the Kensington area be one of the areas selected for the 1977 Neighbourhood Improvement Program.

The Hon. Simma Holt, M.P. was present and responded to questions from Council.

MOVED by Ald. Gibson

THAT recommendation 'A' of the Committee be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson

THAT recommendations "B" to "I" of the Committee be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

THAT Council designate the Hastings-Sunrise area as a Number One priority area for 1978 for receipt of N.I.P. or similar funds.

- (carried)

MOVED by Ald. Ford (in amendment)

THAT the words "or similar" be deleted from the above motion.

- LOST

(Aldermen Bellamy, Brown, Kennedy, Marzari, Puil
and Rankin opposed)

The amendment having lost, the motion by Alderman Puil was put and CARRIED

(Alderman Kennedy and the Mayor opposed)

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The Council recessed at 12:30 p.m. to reconvene
in Open Council in the Council Chamber at 2:00 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber, at 2:00 p.m. with Mayor Volrich in the Chair and the following Members present:

- PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Kennedy, Marzari, Puil and Rankin.
- ABSENT: Alderman Harcourt (Leave of Absence)
- CLERK TO THE COUNCIL: D.H. Little

REPORT REFERENCE

Amendment to Area Development Plan and
Program for Phase 2, Area 6, False Creek.

Council on June 28, 1977, deferred consideration of two Manager's reports dated June 8, 1977 and June 21, 1977, in which the Development Consultant - False Creek, and the Director of Planning respectively reported on amendments to the Area Development Plan and Program for Phase 2, Area 6, False Creek, for a report reference from officials.

Also before Council was a memo dated July 5, 1977 from Alderman Harcourt, detailing his position on the proposed amendments to the Area Development Plan and Program.

Council noted a letter, dated July 3, 1977, from Ms. T. Spitzer, Education Committee, Vancouver Council of Women, requesting an opportunity to address Council on this matter.

MOVED by Ald. Bellamy,

THAT the delegation request from the Vancouver Council of Women, be granted.

- CARRIED UNANIMOUSLY

Ms. Spitzer addressed Council and circulated a petition of 2,000 signatures opposing the Caesar's Bridge development in Phase 1, Area 6, False Creek. This petition was submitted to the Development Permit Board meeting on July 11, 1977. Ms. Spitzer indicated that the Vancouver Council of Women opposed the principle of residential development on the waterfront. She also indicated that those members of the Lower Mainland Society for the Physically Handicapped who are resident in False Creek, are also opposed to residential development on the waterfront.

MOVED by Ald. Kennedy

THAT Council reaffirm its policy that no new residential development be permitted on publicly controlled waterfront.

- (NOTICE WAS CALLED)

Mr. D. Sutcliffe, Development Consultant, False Creek, reviewed the proposed amendments to the Area Development Plan and Program for Phase 2.

Mr. D. Hickley, Planning Department, Mr. R. Boyes, Deputy City Engineer, and Mr. M. Egan, Director of Social Planning, reviewed the various aspects of the amendments and program as they affect their various departments.

MOVED by Ald. Rankin

THAT the proposed extension of the easterly residential enclave in Phase 2, Area 6, False Creek, over the water, with public waterfront walkway routed through an archway, not be approved, and it be the policy of Council that there be no housing over the seawall.

- CARRIED UNANIMOUSLY

REPORT REFERENCE (Cont'd)

False Creek - Phase 2 - Area 6 (Cont'd)

MOVED by Ald. Rankin

THAT Council go on record as strongly preferring a multi-purpose use for the commercial area in Phase 2, Area 6, False Creek, but if, after further consideration and investigation, the Development Consultant recommends at variance with this policy, a report be made to Council, and no commitment be made in the meantime.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy

THAT Council, through the City Manager, seek independent economic advice before Council approval is given to construction contracts, Public Housing Corporation programs or debenture agreements of the Public Housing Corporation.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown

THAT the Planning and Development Committee discuss with the Park Board and the Development Consultant, the centralization of community recreation facilities in Phase 2, Area 6, False Creek, and the Development Consultant report to the Committee on a suitable location for this facility, the report to include details on the capital and operating costs of the facility.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown

THAT the Director of Finance and the Development Consultant report on the financial implications of reducing the density of development in Phase 2, Area 6, False Creek, to provide more public open space.

- CARRIED

(Ald. Bellamy, Gerard, Rankin and the Mayor opposed)

Prior to the foregoing motions being put to the vote
Alderman Puil submitted the following motion:

MOVED by Ald. Puil

THAT all of the foregoing motions be deferred pending an economic report on the feasibility of reducing the number of units in Phase 2, Area 6. False Creek.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson,
Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Ford,

THAT the Director of Planning be requested to prepare in co-operation with the False Creek Development Consultant an amendment to the Area Development Plan for Phase 2, Area 6, False Creek, incorporating the refinements referred to in this report, and specifically the changes summarized in Section 'e' of the Manager's report dated June 8, 1977, and in accordance with decisions made by Council this day, for consideration by Council at a Public Hearing on a regular Council meeting day.

- CARRIED UNANIMOUSLY

Cont'd.....

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REPORT REFERENCE (Cont'd)

False Creek - Phase 2 - Area 6 (Cont'd)

MOVED by Ald. Ford

THAT recommendations 2, 3, 4 and 8 of the Development Consultant, contained in the City Manager's report dated June 8, 1977, be deferred, pending consideration by Council of the economic report requested this day.

- LOST

(Aldermen Bellamy, Gerard, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Rankin

THAT recommendations 2, 3, 4 and 8 of the Development Consultant, contained in the City Manager's report dated June 8, 1977, be approved.

- CARRIED

(Alderman Brown opposed)

MOVED by Ald. Kennedy

THAT recommendation 7 of the Development Consultant, contained in the City Manager's report dated June 8, 1977, be approved.

- CARRIED UNANIMOUSLY

During discussion of the above matter,
Alderman Gibson left the meeting.

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The Council recessed at 4.30 p.m. to
reconvene at 4.40 p.m. with the same
Members present, with the exception of
Aldermen Gibson and Kennedy.

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1140 West Pender Street -
D.P.A. #69229 - Park Plaza

When considering the City Manager's report dated April 1, 1977, and having heard representations from Mr. D.J. Mullan for the applicant, City Council deferred the following motion of Alderman Puil pending a report on the condition of the building at 1140 West Pender Street relative to public hazard:

"THAT the Development Permit Application to demolish Park Plaza, 1140 West Pender Street, be granted on condition that the site be made presentable to the satisfaction of the Director of Planning and not be used as a parking lot."

Submitted for information was a Manager's report dated July 5, 1977, in which the Director of Permits and Licenses reported on the result of an inspection of this building by the City Building Inspector on July 5, 1977.

Council was advised that Mr. R.S. Welles, representing the owners, wished to address Council on this matter.

MOVED by Ald. Gerard

THAT the delegation request of Mr. R.S. Welles, be granted.

- CARRIED UNANIMOUSLY

Cont'd....

UNFINISHED BUSINESS (Cont'd)

1140 West Pender Street -
D.P.A. #69229 - Park Plaza (Cont'd)

Mr. Welles addressed Council in support of the request of the owners to demolish the Park Plaza. He indicated that originally it had been the intention to jointly develop the site of the Park Plaza and the adjoining site at 1130 West Pender. However, this plan did not come to fruition.

MOVED by Ald. Puil

THAT the Development Permit Application to demolish Park Plaza, 1140 West Pender Street, be granted on condition that the site be made presentable to the satisfaction of the Director of Planning and not be used as a parking lot.

- LOST

(Aldermen Brown, Ford, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, contained in his report dated April 1, 1977, be approved.

- CARRIED

(Aldermen Bellamy and Puil opposed)

MOVED by Ald. Marzari

THAT the City Manager's report dated July 5, 1977, be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Stanley Park Entrance - Coal Harbour

The Chairman of the Park Board, in a letter dated June 29, 1977, advised Council that the Park Board, at its meeting on June 27, 1977 resolved:

"THAT a meeting be arranged with City Council when consultant Dick Mann's concept plan for the entrance to Stanley Park could formally be presented and consideration given to removal of North Shore commuter traffic by means of a tunnel or open cut roadway as above mentioned."

MOVED by Ald. Brown

THAT the letter from the Park Board dated June 29, 1977 be referred to the Vancouver City Planning Commission for consideration and subsequent report to Council.

- CARRIED UNANIMOUSLY

Bill 65 and Vancouver Resources Board

Council noted a letter from the Minister of Human Resources dated July 5, 1977, acknowledging Council's letter to him regarding Bill 65 and the proposed dissolution of the Vancouver Resources Board.

MOVED by Ald. Bellamy

THAT the letter from the Minister of Human Resources, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)Moratorium on Drinking
Establishments in the City

In a memo dated July 7, 1977, the Mayor recommended that the City advise the General Manager of the Liquor Branch that the City requests a general moratorium on the issuance of all further cabaret licenses in Vancouver for the period of at least one year with the situation then being reviewed.

Council also noted a letter from the President of Savoy Enterprises Ltd., requesting an opportunity to speak to the above recommendation of the Mayor.

MOVED by Ald. Brown

THAT this whole matter be referred to the Standing Committee on Community Services and the President of Savoy Enterprises Ltd., be invited to make representation to the Committee when this matter is being considered.

- CARRIED UNANIMOUSLY

Suggested Civic Dinner for
Visiting Commonwealth Parliamentarians.

In a memo dated July 11, 1977, the Executive Assistant to the Mayor advised that the Speaker's Office in the B.C. Legislature had requested the City to offer suitable hospitality for visiting Commonwealth Parliamentarians. The suggestion was made that the City might appropriately host a "Farewell Dinner" on September 14, 1977.

MOVED by Ald. Bellamy

THAT the City host a "Farewell Dinner" on the evening of September 14, 1977 for the visiting Commonwealth Parliamentarians at an estimated cost of \$1,500.

- LOST

(Aldermen Brown, Gerard, Marzari, Puil and Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JULY 8, 1977.

Works & Utility Matters
(July 8, 1977)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Closure of 6th Avenue between Trimble and Discovery Streets.
- Cl. 2. Closure of Portion of Northside of Broadway, West of Brunswick Street.
- Cl. 3. Tender No. 35-77-3 - Bulldozers.
- Cl. 4. Tender No. 39-77-2 - Fire Apparatus.
- Cl. 5. Tender Awards.
- Cl. 6. Tender No. 773 - Street Pavement & Curb.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Works & Utility Matters
(July 8, 1977)

Closure of 6th Avenue between
Trimble and Discovery Streets.
(Clause 1)

MOVED by Ald. Ford

THAT the recommendation of the City Manager, contained in this clause be approved, subject to the School Board maintaining continual access through this portion of 6th Avenue, for local residents.

- CARRIED UNANIMOUSLY

Clauses 2 - 6 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4 and 6, be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(July 8, 1977)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Jericho Beach Property
- Cl. 2. Campers Parked in Kitsilano Point Area.

Jericho Beach Property
(Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Campers Parked in Kitsilano
Point Area
(Clause 2)

MOVED by Ald. Puil

THAT the City of Vancouver negotiate with the Greater Vancouver Regional District for the provision of a recreational campsite to accommodate tourists in the Lower Mainland.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Building & Planning Matters
(July 8, 1977)

The Council considered this report, which contains seven clauses, identified as follows:

- Cl. 1. Moratorium on Strata Title Conversions.
- Cl. 2. 5335 Commercial Drive.
- Cl. 3. Heritage Building Alterations - C.P.R. Station.
- Cl. 4. Rezoning Application: West Side of Dumfries St. between Kingsway and East 22nd Avenue.
- Cl. 5. 7021 Prescott Street- D.P.A. No. 78016.
- Cl. 6. Cedar Cottage N.I.P. Appropriation: Brewers Park: Stage III.
- Cl. 7. Husky Oil Operations Ltd. Self-Serve Gas Station at 3301 West 16th Avenue.

Moratorium on Strata Title Conversions
(Clause 1)

MOVED by Ald. Rankin

THAT the ban on Strata Title conversions be made a continuing policy of Council, except in those cases where fewer than 10% of the polled tenants object to the conversion, then the moratorium shall not apply.

- CARRIED UNANIMOUSLY

Clauses 2 - 6 inclusive

MOVED by Ald. Ford

THAT the recommendations of the City Manager, as contained in clauses, 3, 4, 5 and 6 be approved and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Husky Oil Operations Ltd.,
Self-Serve Gas Station at
3301 West 16th Avenue.
(Clause 7)

MOVED by Ald. Ford

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Alderman Rankin opposed)

Licenses & Claims Matters
(July 8, 1977)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Driving Instruction Cab.
- Cl. 2. Claim No. 17561 - Small & Boyes.

Clauses 1 and 2.

MOVED by Ald. Brown

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)Fire & Traffic Matters
(July 8, 1977)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Street Closure in Gastown to Accommodate Bicycle Races.
- Cl. 2. Closure of Exhibition Park Before, During and After the Pacific National Exhibition, 1977
- Cl. 3. Sidewalk Cafes.

Street Closure in Gastown to
Accommodate Bicycle Races
(Clause 1)

When considering this clause Council noted a letter dated July 11, 1977, from the Gastown Historic Area Coordinating Committee requesting permission to serve alcoholic beverages in conjunction with the service of food, during the street closure on August 1, 1977, for the bicycle races.

MOVED by Ald. Ford

THAT permission be given to the Gastown Historic Area Coordinating Committee to close those sections of Gastown detailed in the Manager's report dated July 8, 1977 from 10.a.m. to 10.p.m. on Monday, August 1, 1977, subject to the following conditions:

- 1. The Gastown Historic Area Coordinating Committee enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named Insured.
- 2. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
- 3. The cost of temporary traffic controls be borne by the applicant.
- 4. Any food concessions be approved by the City Health Department.

FURTHER THAT Council indicate to the Liquor Administration Branch that it has no objection to the issuance of a liquor permit to the Gastown Historic Area Coordinating Committee on Monday, August 1, 1977, subject to the following conditions:

- a. Approval by the Chief Constable.
- b. The applicant obtaining all necessary permits, including a special event liquor permit from the Liquor Control and Licensing Branch.
- c. Proper supervision by the organizers.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(July 8, 1977) (Cont'd)

Closure of Exhibition Park Before,
During and After the P.N.E. 1977.
(Clause 2)

MOVED by Ald. Puil

THAT the recommendation of the City Engineer contained in this clause be approved:

FURTHER THAT Council grant permission to the P.N.E. to close Exhibition Park in future years from seven days prior to the Pacific National Exhibition to four days following it.

- CARRIED UNANIMOUSLY

Sidewalk Cafes
(Clause 3)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 8, 1977)

The Council considered this report, which contains three clauses, identified as follows:

- Cl. 1. Analysis of 1977 Property Tax Roll for Single-Family Residences.
- Cl. 2. Downtown Parking Corporation Operation of City-Owned Parking Lots.
- Cl. 3. Grant in Lieu of Taxes - St. Sava Serbian Eastern Orthodox Church.

Clauses 1 and 2.

MOVED by Ald. Brown

THAT clauses 1 and 2 of this report be received for information.

- CARRIED UNANIMOUSLY

Grant in Lieu of Taxes - St.Sava
Serbian Eastern Orthodox Church
(Clause 3)

The Mayor requested and received permission to be excused from voting on this issue, due to conflict of interest.

MOVED by Ald. Puil

THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED

(Alderman Gerard opposed)

The Mayor requested the City Manager to report to Council on eligibility requirements for churches with respect to tax exemption, or grants in lieu thereof.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(July 8, 1977)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Sale of Property - S/S 800 Block East Hastings St.
N/W Corner 22nd Avenue and
Beatrice Street.
- Cl. 2. Sale of City Land - 800 Block Richards, N/W
Corner of Smithe and Richards Streets.
- Cl. 3. Consent to Assign Lease - 889 Seymour Street.
- Cl. 4. Assignment of Lease - 1830 West 5th Avenue
(McLaren Electric Building)
- Cl. 5. Lease of Portion of Cambie Street.
- Cl. 6. Chatham Steel Ltd., Lease - Rental Review

Clauses 1 - 6 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

- B. Rezoning Application:
East Side of Arbutus Street
from West 13th to West 14th Aves.

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this report, be approved, and, therefore, the whole matter be referred direct to a Public Hearing.

- CARRIED UNANIMOUSLY

- I. Report of Standing Committee
on Community Services
(June 23, 1977)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Emergency Services Committee.
- Cl. 2. Inspectors for Enforcement of Lodging House By-law.
- Cl. 3. Street Improvements in the Downtown Eastside.
- Cl. 4. Name of Hostel at 124 Dunlevy Avenue.

Clauses 1, 3 & 4.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd...

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(June 23, 1977) (Cont'd)

Inspectors for Enforcement of
Lodging House By-law
(Clause 2)

MOVED by Ald. Rankin

THAT recommendation 'A' of the Committee be deferred to the next meeting of Council to permit the City Manager an opportunity to investigate and report back on the workload of all Health Inspectors:

FURTHER THAT recommendation 'B' of the Committee be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services
(June 30, 1977)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Fire By-law Enforcement in the Core Area -
Castle Hotel, 750 Granville Street and
Hotel Vancouver, 900 West Georgia Street.
- Cl. 2. Future of the Wicklow Hotel, 1516 Powell Street.
- Cl. 3. Insurance on Contents of City-Owned Frame
Rooming Houses.
- Cl. 4. Further Allocation of POSER Funds for Childrens Place.

Clauses 1 - 4 inclusive

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development.
(June 30, 1977)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Kitsilano Design Guidelines.
- Cl. 2. Report on the 1977 N.I.P. Selection & Administration.
- Cl. 3. Grandview-Woodland N.I.P.: Concept Plan and
Implementation Stage Administration.
- Cl. 4. By-Laws Review Program - Stage 1 Housekeeping
Amendments.

Cont'd...

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning & Development
(June 30, 1977) (Cont'd)

Clauses 1, 3 and 4.

MOVED by Ald. Brown
 THAT the recommendations of the Committee, as contained in
clauses 1, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Report on 1977 N.I.P.
Selection and Administration
(Clause 2)

For Council action on this clause see page 4.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
 THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Puil
 THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes
(Portion of Amended Lot 4,
Block 58, D.L. 302, Plan 516)

MOVED by Ald. Rankin
SECONDED by Ald. Puil
 THAT WHEREAS the registered owner has conveyed to the City
of Vancouver, for lane purposes, the following described lands;

1. The West 20 feet of the north 22.25 feet of Amended
Lot 4 (see 334085-L) Block 58, District Lot 302,
Plan 516. The same as shown outlined red on a plan
prepared by Noel E. Peters, B.C.L.S., dated June 3,
1977 and marginally numbered LF 8314, a print of
which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public
interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands
so conveyed be, and the same are hereby accepted and allocated
for lane purposes, and declared to form and constitute portions
of lane.

- CARRIED UNANIMOUSLY

Regular Council, July 12, 1977. 17.

MOTIONS (Cont'd)

1. Local Improvement Relief

MOVED by Ald. Gerard,
SECONDED by Ald. Puil

THAT WHEREAS Council on February 22, 1977, did not approve the recommendation of the City Manager 'that the properties on the projects by Petition, Items 17 & 18 of Schedule 436, being the 500 and 800 Blocks East 11th Avenue, (Court of Revision, May 13, 1976) be given the equivalent relief under Section 67 of the By-law. (This paving having been installed in September 1976);

AND WHEREAS the Mount Pleasant N.I.P. Committee had recommended that these blocks be given the same local improvement relief as other projects within the area (between 20% and 25%) and had included these blocks within the N.I.P. Local Improvement allocation of \$475,000;

AND WHEREAS by not granting this relief to the residents of the 500 and 800 Blocks East 11th Avenue, an anomaly is created within the area;

THEREFORE BE IT RESOLVED THAT the properties on the projects by Petition, Items 17 & 18 of Schedule 436, Court of Revision, May 13, 1976, be given the equivalent relief as other local improvement projects in the Mount Pleasant N.I.P. area under Section 67 of the Local Improvement Procedure By-law.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Ford -
Problems with Sidewalk Outside
Marathon Cafe, 3100 Block West
Broadway

requested that the City Engineer investigate and report back on problems pedestrians have negotiating the narrow sidewalk outside the Marathon Cafe.

The Mayor so directed.

Alderman Rankin -
Newspaper Coin Boxes on
City Streets

advised that he had received a query as to why only the daily newspapers are permitted to locate coin boxes on City Streets. The City Manager replied that in order to prevent proliferation of newspaper coin boxes, the City Engineer will only permit these boxes to be used by daily newspapers.

Reference was then made to the fact that although the papers only cost twenty cents, and these coin boxes have a slot for quarters no provision is made to provide the customer with change. The Mayor indicated he would write to the newspapers concerned on this matter.

Cont'd...

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Rankin -
Use of the Orpheum or Queen
Elizabeth Theatre for a
Demonstration against the
Abolition of the Vancouver
Resource Board

advised that a number of
organizations and individuals
intend staging a protest march
and rally on Saturday, July 23
1977 with respect to the
proposed abolition of the
Vancouver Resource Board.

MOVED by Ald. Rankin
THAT Council approve a grant in lieu of rental of either
the Orpheum or Queen Elizabeth Theatre on Saturday, July 23, 1977,
from 11:00 a.m. to 4:00 p.m. to Mr. Fenwick, Chairman of the
Vancouver Resource Board.

- LOST NOT HAVING
RECEIVED THE REQUIRED
MAJORITY.

(Aldermen Bellamy, Gerard, Puil and the Mayor opposed)

MOVED by Ald. Marzari
THAT Council sponsor a public meeting within the next
few weeks on the proposed abolition of the Vancouver Resource
Board.

- LOST

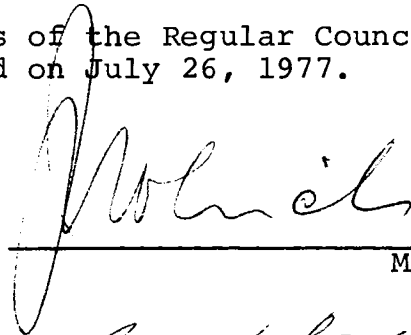
(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy,
Puil and the Mayor opposed.)

- - - - -

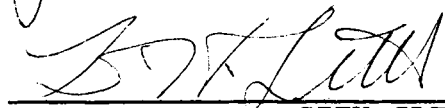
The Council adjourned at 5:50 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting
of July 12, 1977, adopted on July 26, 1977.

A handwritten signature in cursive script, appearing to read "John L. Smith", written over a horizontal line.

MAYOR

A handwritten signature in cursive script, appearing to read "B. F. Little", written over a horizontal line.

CITY CLERK

MANAGER'S REPORT

July 5, 1977

TO: Vancouver City Council

SUBJECT: 1130 West Pender Street - Development Permit Application
#69229 - Park Plaza

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as follows:

"City Council at its June 14, 1977, meeting, passed the following motions:

'MOVED

THAT the Development Permit Application to demolish Park Plaza, 1130 West Pender Street, be granted on condition that the site be made presentable to the satisfaction of the Director of Planning and not to be used as a parking lot.

- (deferred)

MOVED

THAT the foregoing motion by Alderman Puil be deferred to one month until a report is received by Council on the condition of the building relative to public hazard.

- Carried'

An inspection by the City Building Inspector on July 5, 1977, indicated that the building is reasonably boarded up and since the building is not being used, that it does not represent a hazard to the public at this time. It was noted that recent break-ins and vandalism had taken place indicating that close supervision of the building is required. The building shows signs of deterioration and would need extensive renovation and alteration to even satisfy the minimum safety requirements."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 488

A-1

MANAGER'S REPORT, JULY 8, 1977 (WORKS: A1-1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of 6th Avenue between Trimble Street and Discovery Street Adjacent to Lot 5 (Explanatory Plan 5840), Block 140, D.L. 540, Plan 4833

The City Engineer reports as follows:

"An application has been received from the Board of School Trustees to pave 6th Avenue from Trimble Street easterly and use the area for parking for both the adjacent Queen Mary School and Day Care Centre as well as providing a sidewalk and crosswalk to safeguard children.

At present only the westerly portion of 6th Avenue is open and serves as access to the school, day care centre and the adjacent park.

I RECOMMEND that all that portion of 6th Avenue shown hatched on the attached sketch be closed, stopped up and leased to the School Board subject to the following conditions:

- (a) The lease to be for 20 years at a nil rental and subject to review every 5 years.
- (b) Any construction or change of grade on the portion of road so closed to first be approved by the City Engineer.
- (c) The closed road to be returned to the street system if required by the City Engineer
- (d) A right-of-way for utilities to be retained over the entire street so closed.
- (e) All costs to effect the closure and proposed development to be borne by the School Board.
- (f) All costs to relocate utilities including street lighting, if required now or in the future to be borne by the School Board.
- (g) Any agreement to be satisfactory to the City Engineer and Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of Portion Northside of Broadway West of Brunswick Street - Adjacent to Lot 9, Except the South 10 Feet Now Road, Block 54, D.L. 200A, Plan 197

The City Engineer reports as follows:

"An application has been received to purchase the south 10 feet of Lot 9, Block 54, District Lot 200A, Plan 197, which is presently established as road. The applicant wishes to consolidate this strip with his abutting land. The required widening of Broadway was taken from the south side at this point. Therefore, the south 10 feet of Lot 9 is no longer required for highway purposes.

There is a building line over the south 10 feet of Lot 9. The Director of Planning has been requested to delete this building line as it is no longer required.

I RECOMMEND that the south 10 feet of Lot 9, Block 54, District Lot 200A, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

MANAGER'S REPORT, JULY 8, 1977 (WORKS: A1-2)

Clause #2 continued:

- (a) The value of the portion of road to be closed to be \$10,000 in accordance with the recommendation of the Supervisor of Properties.
- (b) The closed portion of road to be consolidated with the balance of Lot 9.
- (c) The sale to be subject to the deletion of the building line affecting this portion of the north side of Broadway."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

, * * * * *

3. Tender No. 35-77-3 - Bulldozers

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on May 16, 1977, and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the Equipment Plant Replacement Account.

This tender called for prices for two units and the award has been split between two suppliers. One unit was referred to the City Manager for award. The second unit is being reported to Council because the value of the contract is in excess of \$100,000.

Seven bids were received from five bidders. Bid Nos. 1 to 4 do not meet specifications.

We recommend acceptance of the lowest bid to meet specifications (Bid No.5) from Finning Tractor & Equipment Ltd. for one Caterpillar Model D7G Bulldozer complete with a service contract offered in the tender. The purchase cost is \$71,232.00 (\$95,232.00 less \$24,000.00 trade-in plus 7% P.S.T.) and the service contract is at the rate of \$8.60 per operating hour."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

4. Tender No. 39-77-2 - Fire Apparatus

The City Engineer, Fire Chief and Purchasing Agent report as follows:

"Tenders for the above were opened on May 16, 1977 and referred to the City Engineer, Fire Chief and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Tender numbers refer to the relative position of the bids in ascending order of price.

Funds for this purchase have been approved in the 1977 Supplementary Capital Budget.

This tender called for two items:

Item 1 - 1050 IGPM Triple Combination Pumper Truck.

Item 2 - Combination 100-foot Aerial Ladder and 625 IGPM Pumper Truck.

...../13

MANAGER'S REPORT, JULY 8, 1977 (WORKS: A1-3)

Clause #4 continued:

Funds have been provided for the purchase of one unit in Item 1 and two units in Item 2.

Because of the number of bids received and price concessions offered if all three units are purchased from one bidder, Item 2 was considered first.

Item 2 - Combination 100-foot Aerial Ladder and 625 IGPM Pumper Truck

Bids were received from three suppliers. Prices were called for both single axle and tandem axle chassis to allow us to compare prices versus advantages of one over the other.

The low bid, Bid No. 1, from Silver Line Fire Equipment (\$152,227.00 each) is not acceptable because:

1. The body offered cannot accommodate a 3-section 50-foot ground ladder as specified.
2. An air throttle control is not offered at the pump operator's control console as specified.
3. Access to the two storage areas for the 500 feet of 2-1/2 inch hose are from the side of the truck instead of the rear of truck as specified.
4. The rung spacing on the 100-foot aerial ladder is 12-7/16 inches on center line instead of 14 inches as specified.
5. The ladder rungs are not circular in cross-section as specified.
6. The controls for the four stabilizer legs are not located on top of the truck to give operator full view of the four stabilizers as specified.

Bid No. 2, from Howard Distributors Ltd., offered both tandem axle chassis and single axle chassis. As the tandem axle chassis does not provide any operating advantage except for an improved weight distribution, we will be recommending purchase of the single axle chassis at a cost savings of almost \$6,000 per unit.

We recommend acceptance of the low bid to meet specifications, Bid No. 2, from Howard Distributors Ltd., for two combination 100-foot Aerial Ladder and 625 IGPM pumper trucks at a total cost of \$321,426.00 (\$160,713.00 each) plus 7% P.S.T.

Item 1 - 1050 IGPM Triple Combination Pumper Fire Truck

Six different suppliers presented a total of 13 different bids using alternative makes of chassis. Also, some of the bidders offered price reductions if they received an order for all three units. Howard Distributors Ltd., the recommended bidder in Item 2, offered a reduction of \$12,000.00 if the three units were ordered. This price reduction alters the Howard Distributors' bid in Item 1 from Bid No. 6 @ \$84,124.00 to Bid No. 1 @ \$72,124.00. The full \$12,000.00 price reduction has been credited to Item 1 as Item 2 was decided on specification requirements and the reduction in bid price is only applicable if all three units are purchased from Howard Distributors Ltd. The bid offered by Howard Distributors Ltd. meets specifications and is acceptable.

We recommend acceptance of the low bid from Howard Distributors Ltd. for one only 1050 IGPM Triple Combination Pumper Fire Truck at a total cost of \$72,124.00 (\$84,124.00 less \$12,000.00 volume discount) plus 7% P.S.T."

The City Manager RECOMMENDS that the above recommendations of the City Engineer, Fire Chief and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

MANAGER'S REPORT, JULY 8, 1977 (WORKS: A1-4)

INFORMATION

5. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Auctioneering Services for a 2 Year Period
 Fire Hose
 Street Lighting & Traffic Signal Steel Poles
 Supply of Elec. Wire, Cable & Conduit
 Supply & Delivery of Sewers & Waterworks Grey Iron Castings
 Pickup Trucks
 Chocolates
 Circular Bracing
 Trucks

Copies of the details of these tender awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

6. Tender 773 - Street Pavement & Curb

The City Engineer reports as follows:

"Tenders for the above were opened on July 5th, 1977 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid, unit prices for major items of work included in these tenders, and a "Streets Contracts Cost Index" graph is available to Council members in the office of the City Clerk.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction. Also certain of the street paving projects within this contract are Local Improvement projects being advanced to a Court of Revision on July 26, 1977, and so quantities may vary as a result of this Court.

The City Engineer recommends that, subject to the proceedings of the Court of Revision and subsequent approval of Council:

- (a) a contract be awarded to the low tenderer as follows:

Contract 773 - Street Pavement and Curbs

Jack Gewe Ltd.
 Post Office Box 1100
 1850 Hillside Avenue
 Coquitlam, B. C.
 V3J 6Z7

for the amount bid, namely, \$1,481,575.90

- (b) Contracts satisfactory to the Director of Legal Services be entered into.
- (c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

Manager's Report, July 8, 1977 (HARBOURS: A-3 - 1)

HARBOURS & PARKS MATTERS

RECOMMENDATION

1. Jericho Beach Property

The Director of Legal Services reports as follows:

"Under the provisions of the agreement between the Government of Canada and the City, the Government transferred to the City Lot 5, District Lots 448 and 538 and Lot 6, District Lot 538, Plan 13977, for public road purposes. On August 26, 1975, Council agreed to quit claim its interest in Lots 5 and 6 in consideration for the Government delivering to the City letters patent to the said lots for public park and recreation purposes.

We have now received a letter dated 21 June, 1977, from the Director General, Properties and Utilities, National Defence Headquarters, Ottawa which reads, in part, as follows:-

"This department is prepared to co-operate in this proposal which will involve promoting a submission to the Governor in Council for the necessary executive authority and arranging for completion of the new grant of Letters Patent. However, in view of the anticipated additional administration involved in processing and documenting this change, it is considered that the Crown's out of pocket expenses should be borne by the grantee. These are estimated to be \$1,000.00."

IT IS RECOMMENDED that Council approve the expenditure of not more than \$1,000.00 for the out-of-pocket expenses of the Government of Canada in processing and documenting the change in the purposes of Lot 5, District Lots 448 and 538 and Lot 6, District Lot 538, Plan 13977, Vancouver, B.C. from "public road purposes" to "public park and recreational purposes" - chargeable to Sundry Legal and Technical Costs Account Number 7090-953."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

CONSIDERATION

2. Campers Parked in Kitsilano Point Area

The following report has been received from the Medical Health Officer

"A petition from the residents in the Kitsilano Point area was forwarded to this Department by the Engineering Department for consideration and possible action.

The City of Vancouver is lacking tourist accommodation for recreational vehicles, and to our knowledge there is only limited accommodation for recreational vehicles in West Vancouver and Surrey municipalities. Our investigation indicates that many cities now have provided public areas to accommodate recreational vehicles.

Manager's Report, July 8, 1977 (HARBOURS: A-3 - 2)

Clause #2 continued:

The Health Department has been receiving an increasing number of complaints in recent years regarding the overnight use of beach front property by tourists who arrive here in vehicles and find no alternative accommodation available to them. Our inspections have found that the complaints contained in the petition are valid.

Enforcement action regarding the use of these public areas is almost impossible since a great number of vehicles are involved.

The Superintendent of Parks advises that there are no locations in Vancouver parks or beaches that are suitable for this purpose.

The Medical Health Officer offers the following suggestion for Council's consideration:

The City of Vancouver negotiate with the Greater Vancouver Regional District for the provision of a recreational campsite to accommodate tourists in the Lower Mainland. It is felt that the location of such accommodation need not be within the City boundaries."

The City Manager submits the foregoing report of the Medical Health Officer for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 491

Manager's Report, July 8, 1977 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Moratorium on Strata Title Conversions

The Director of Planning reports as follows:

'On June 26, 1973, City Council resolved:-

'That a moratorium of one year be placed on approval of Strata plans for apartment conversions.'

This moratorium has been extended annually with two amendments:

On February 19, 1974, City Council added the one exception - 'That where at least 90% of the tenants in a rental accommodation request a conversion, it be considered.'

On June 15, 1976, City Council altered the one exception to read - 'except in those cases where fewer than 10% of polled tenants object to the conversion, then the moratorium shall not apply.'

The Director of Planning is responsible for reporting all conversion applications to City Council and his experience indicates that the present wording of the moratorium does ensure that an applicant cannot seek a conversion without his tenants' knowledge or over their objections.'

RECOMMENDATION: The Director of Planning recommends the following:

That the moratorium on Strata Title conversions be extended for a further year beyond the expiry date of June 26, 1977 to June 26, 1978, except in those cases where fewer than 10% of polled tenants object to the conversion, then the moratorium shall not apply."

In view of the satisfactory experience with present policies, the City Manager RECOMMENDS that the ban on conversions be made permanent except in those cases where fewer than 10% of polled tenants object to the conversion.

INFORMATION:

2. 5335 Commercial Drive

Mr. A. Biczak of 1784 East 37th Avenue has complained about the withholding of enforcement action in respect of a dwelling unit in the basement of the above building.

The Director of Permits and Licenses reports as follows:

"Originally our Inspection Services reported that the basement at 5335 Commercial Drive contained a separate dwelling unit which was occupied. The report showed that while the accommodation did not comply in all respects with the By-laws, that it was still a fair quality unit.

Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling but re-inspection found that nothing had been done. Routine enforcement action was commenced but a recheck found that the property had been sold.

A notice was sent to the new owner requesting that the use of the building be restored to a one family dwelling but a re-check found that the property had been sold for a second time.

Manager's Report, July 8, 1977 (BUILDING: A-4 - 2)

Clause 2 Cont'd

Before notification was sent to the latest owner, the tenant occupying the basement dwelling unit made an application for consideration under the Hardship Policy. On April 28, 1977, the Hardship Committee considered this application and recommended that it be approved. The Committee noted that the tenant was a single parent supporting three children and receiving a total income of \$643 per month. This income is below the minimum standard in the guidelines adopted by Council on May 10, 1977.

On June 16, 1977, reinspection found that the basement dwelling unit was occupied by the same tenant approved by the Hardship Committee. The report further stated that building alterations without permit were being made to the main floor and that the attic is now occupied as a separate housekeeping unit. Notification will be sent to the registered owner with respect to the By-law violations on the main and attic floors."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

RECOMMENDATION:

3. Heritage Building Alterations--C.P.R. Station

The Director of Planning reports as follows:

"On December 17, 1974, Council designated the C.P.R. Station as a Heritage Building. Under the provisions of the Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building which would include replacing the doors on the south and west façades, and painting and repairs of portions of the north façade.

On May 30, 1977, the Heritage Advisory Committee discussed the Application and recommended approval.

The Development Permit Application has been seen and cleared by the regular City departments and is now ready for issuance subject to Council's approval.

The Director of Planning recommends approval of the proposed alterations to the C.P.R. Station."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Rezoning Application:
West Side of Dumfries Street Between
Kingsway and East 22nd Avenue

The Director of Planning reports as follows:

"An application has been received from Mr. D.A. Copp, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the west side of Dumfries Street between Kingsway and East 22nd Avenue, Lots 8, 9, and 10 of Lot 6, Blocks 2 and 4, D.L. 352, Plan 2441, be rezoned from (RS-1A) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'Developing a three storey building - bank and stores on the main floor with residential on the 2nd and 3rd floors.'

Plans submitted along with the application and discussions with the applicant indicate a proposed development incorporating the site, the closed lane to the south and Lots 3 to 7 inclusive immediately to the south fronting onto Kingsway."

Cont'd . . .

Manager's Report, July 8, 1977 (BUILDING: A-4 - 3)

Clause 4 Cont'd

Site Description

The irregularly-shaped site is located on the west side of Dumfries Street between Kingsway and East 22nd Avenue and is bounded on the north, west and south by City lanes. The site has a frontage along Dumfries Street of 139 feet and measures 33 feet along the lane to the west and 180 feet along the lane to the south, producing a total site area of 12,729 square feet (See Appendix A).

The site is zoned (RS-1A) One-Family Dwelling District (enacted March 15, 1977) and is presently vacant although remnants of former foundations and a variety of bush and trees exist on the site. At present the site is approximately 10 feet above the elevation of Dumfries Street and retaining walls, approximately 5 feet in height and in need of repairs, support the change in elevation along Dumfries Street and a portion of the lane to the north.

The lane to the south, while not officially closed, has not been developed by the City.

The lands immediately to the south of the site across the undeveloped City lane are zoned (C-2) Commercial District and are vacant. The applicant intends to consolidate Lots 3-7 fronting onto Kingsway with a portion of the City lane and the lands for which rezoning has been requested. Submitted along with the application was a letter and sketch plan from the Deputy Engineer dated January 27, 1977 indicating favourable recommendation of the proposed lane closure and subsequent consolidation subject to dedication of a westerly portion of the site adjoining the lane. (See Appendices B and C).

The lands to the west and southwest of the site and fronting onto Kingsway are zoned (C-2) Commercial District and are developed as follows:

- Lot 2 (immediately adjacent to the proposed consolidated site) : Vacant
- Lot 1: Older 2 storey building with office use on a portion of the
main floor and residential use in the remainder
- Lots B, E and D : Painting contractors (J. Boshard & Sons Ltd.)

The lands to the east of the site across Dumfries Street are also zoned (C-2) Commercial District and developed with Leisure World - a recreational vehicles/equipment venture. The commercial zoning on this land (originally a supermarket development) extends well back from Kingsway to a church located on land zoned as (RS-1A) One-Family Dwelling District at the southeast corner of Dumfries Street and 22nd Avenue.

The lands to the north of the site across the City lane are zoned (RS-1A) One-Family Dwelling District and generally developed with one-storey plus basement one-family dwellings. Three lots to the northwest of the site which are also zoned (RS-1) One-Family Dwelling District are developed with one-family dwellings, the rear of these lots being used (apparently since the early 1940's) for the parking of heavy vehicular equipment in conjunction with J. Boshard and Sons Ltd, Painting Contractors located on properties to the south.

Background:

A similar application to rezone this site from (RS-1) One-Family Dwelling District to (C-2) Commercial District was received in 1969. The proposed development at that time was a drive-in restaurant (McDonald's) to include an indoor eating area and parking. In January 1970, on the recommendation of the Director of Planning, Council refused the application. The proposed development did not conform to uses permitted by Council's policy on (C-2) sites adjoining residential property and this spot rezoning would limit any possible growth in terms of an envisioned district commercial centre. In recommending to Council that the application be refused, the Technical Planning Board did state that these lands could be rezoned to (C-2) Commercial District provided that a suitable form of development were proposed, and the following conditions were first met by the owner.

1. That portion of the City lane lying between Lots 8 and Lots 3 to 7 inclusive is first acquired and a satisfactory turn-around established to service Lots 1 and 2 that front on Kingsway to the approval of City Council after a report thereon from the City Engineer.

Cont'd . . .

Manager's Report, July 8, 1977 (BUILDING: A-4 - 4)

Clause 4 Cont'd

2. That Lots 3 to 7 inclusive, Blocks 2 and 4, D.L. 352 and the closed and stopped up portion of the City lane are first consolidated into one parcel and so registered in the Land Registry Office.

Proposed Development

The applicant submitted a set of drawings with the application which were stamped "Received City Planning Department, February 9, 1977". The plans indicate a 3-storey office/apartment building with a bank and offices on the first floor and residential units on the 2nd and 3rd floors. Underground parking is to be provided at the basement level.

Analysis

The Planning Department feels that the rezoning and proposed development are appropriate for the expansion of the existing district commercial centre. The present (C-2) Commercial District zoning extends a considerable distance down the eastside of Dumphries and Kingsway and the proposed rezoning would allow comparable commercial development to the same depth on both sides of this section of Dumphries. Lots 8, 9 and 10 are sufficiently isolated from the residential development along East 22nd Avenue that development on this site will not significantly affect these homes. In assessing the proposed rezoning, the feasibility of extending the limits of the district commercial centre northward to East 22nd Avenue was examined. It was concluded that this action was not desirable at the present time, but future expansion may be appropriate depending upon the success of this commercial area and other such areas along Kingsway.

As previously mentioned, the City Engineer will require the dedication of a westerly portion of the site adjoining the lane to provide sufficient servicing of Lots 1 and 2 which front onto Kingsway.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

That the application be approved subject to the following conditions:

- A. That portion of the City lane lying between Lots 8 and Lots 3 to 7 inclusive is first acquired and a satisfactory turn-around established to service lots 1 and 2 that front on Kingsway to the approval of City Council after a report thereon from the City Engineer.
- B. That Lots 3 to 10 inclusive, Blocks 2 and 4, D.L. 352 and the closed and stopped up portion of the City lane are first consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing then any approval granted at the Public Hearing shall expire."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be received and the whole matter referred direct to a Public Hearing.

5. 7021 Prescott Street,
Development Permit Application #78016

The Director of Planning reports as follows:

"A Development Permit Application #78016 has been filed by Mr. James Rollins to construct a 17'0" x 50'0" stable, ancillary to the existing one-family dwelling on this site. Mr. J. Rollins also requests permission to keep four (4) horses on this site, located in the RA-1 District Zone.

Cont'd . . .

Clause 5 Cont'd

Section 10(16)(C) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning approved Development Permit Application #78016 on July 4, 1977, permitting the construction of the stable, subject to the approval of City Council for the keeping of four (4) horses on this site.

It is recommended that City Council approve the keeping and boarding of a maximum of four (4) horses on the site."

The City Manager RECOMMENDS that the recommendation of the Director Planning be approved.

6. Cedar Cottage N.I.P. Appropriation:
Brewers Park: Stage III

The Director of Planning reports as follows:

"The top priority of the Cedar Cottage Neighbourhood Improvement Program is to improve the parks facilities in the area. To this end, improvements to Brewers Park have been carried out under Stage I and Stage II for a cost of \$162,500.00.

In order to implement the full plans, a third stage of development is required. Cost of the final improvements, is estimated at \$13,000.00, and includes provision for trees, stairs, benches, and other general upgrading to the park. Specific details of Stage III improvements and cost estimates are attached to this report as Appendix I. The N.I.P. Committee has recommended that Council approve the allocation of funds from the Cedar Cottage N.I.P. accounts for Stage III. C.M.H.C. also has concurred with this proposal.

Costs of the project would be shared as follows:

C.M.H.C.	-	\$6,500.00
Province	-	3,250.00
City	-	3,250.00

The Director of Planning RECOMMENDS

"THAT Council approve the appropriation of \$13,000.00 from the Land-Social Housing Account (894/9020) to the Brewers Park Stage III Account (824/2006) so that the planned final improvements can be implemented."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

7. Husky Oil Operations Ltd.: Self-Serve Gas Station at
3301 West 16th Avenue

The Director of Planning reports as follows:

"The City Clerk has received a letter from Mr. F. W. Herr, Development Supervisor of Husky Oil, (see Appendix I) requesting that their proposed new gasoline service station at 3301 West 16th Avenue (at Blenheim Street) be permitted to operate as a self-serve gasoline station.

Development Permit Number 77553 was approved by the Director of Planning on June 20, 1977 'thereby permitting the construction of a 48'0" x 32'0" gasoline service station with a convenience store (retail) within' subject to various

Manager's Report, July 8, 1977 (BUILDING: A-4 - 6)

Clause 7 Cont'd

conditions which included: "prior to the issuance of the Development Permit a report is to be first submitted to and approved by City Council regarding this self-serve gasoline service station being added to Schedule B of the License By-law."

The drawings approved with the application indicate two pump islands (four gasoline pumps) under a canopy fronting onto 16th Avenue and Blenheim Street.

The statistics, submitted with the City Manager's Report on Self-service Gasoline Stations, dated April 7, 1975 (approval by City Council April 15, 1975) listed Union Oil (now Husky Oil) as having a total of six gasoline service stations in the City, none being self-serve. This information has been confirmed in Husky Oil's letter dated May 12, 1977.

The authorization of this gasoline service station to self-serve would mean that Husky Oil would have one of their seven gasoline service stations, or 14.28% self-serve, within the City Council's guideline of 15%.

If this installation is allowed, 3301 West 16th Avenue at 16th Avenue and Blenheim should be added to the list of permitted self-serve gasoline service station locations in Schedule B of the License By-law controlling self-serve gasoline service stations."

Since the application falls within the guide lines approved by Council, the City Manager RECOMMENDS that it be approved, and the location be added to Schedule B of the Licence By-law.

FOR COUNCIL ACTION SEE PAGE(S) 492

Manager's Report, July 8, 1977 (CLAIMS: A-5 - 1)

LICENSES & CLAIMS MATTERS

RECOMMENDATION

1. Driving Instruction Cab

The Director of Permits and Licenses reports as follows:

"Mr. Hartley Jardine, Director of the Greater Vancouver Driver Training Association, has submitted a letter to Council appealing the decision of the Chief License Inspector not to issue a vehicle for hire license for a 1971 Mercury Comet to be used as a driving instruction cab. A license for this vehicle was refused for in the opinion of the Inspector it is not a suitable vehicle for training purposes because of its age (i.e. 7 model years of age).

It has been the policy of the Department's license office for many years to not approve vehicles as driving instruction cabs which are over 2 years old in order to maintain a good class of vehicle for students to use when learning to drive. To eliminate this guideline could result in a general deterioration of the driving school industry as the vehicles are usually kept on the road for several years. If a 6 year old car were permitted it would probably be kept in service until it is 10 - 15 years old.

The Associated Driving Schools of B.C. has submitted a brief to the Superintendent of Motor Vehicles recommending, amongst other changes to the Motor Vehicles Act, that no driver training vehicle be older than six model years. If this proposal is approved a vehicle would not be permitted to be used or would have to be removed from the road as a driving instruction cab when it was over 6 model years of age.

I RECOMMEND that Mr. Jardine's appeal be denied."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

2. Claim Number 17561 - Small & Boyes

The Director of Legal Services reports as follows:

"This claim arises from the operation of our Waterworks Branch on March 4th, 1977 at a location on Granville Island while they were installing fire lines under contract to Central Mortgage and Housing Corporation. This contract holds the City responsible for claims arising from acts of negligence on the part of the City for their operations under this contract.

After installation of the fire line our crew opened a valve on a water connection to the premises of Small & Boyes Furniture Showrooms without regard for the procedure requiring them to check the line to assume it was operational. Because they did not make the necessary checks the opening of the valve caused serious flooding of these premises causing damage to furniture and rugs in the building. Our investigation indicates the City to be liable for this damage.

We now have verification of all damages and are satisfied that this claim in the amount of \$2,886.87 is in order.

In circumstances I would request authorization to have a check issued in the amount of \$2,886.87 payable to United States Fire Insurance Company to finalize settlement of this claim.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 492

MANAGER'S REPORT, July 8, 1977 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Street Closure in Gastown to Accommodate Bicycle Races

The City Engineer reports as follows:-

"In a letter dated May 17, 1977, Mr. J. S. Ellis, on behalf of the Gastown Historic Area Coordinating Committee, requests that certain streets in Gastown be closed to vehicular traffic on Monday, August 1, 1977, from 10:00 a.m. to 10:00 p.m. to accommodate bicycle races. The streets requested to be closed are:

Powell Street	from Columbia to Carrall Streets
Water Street	from Carrall to Cordova Streets
Abbott Street	from Cordova Street to its north end
Cambie Street	from lane south of Water to its north end
Carrall Street	from Cordova Street to its north end
Columbia Street	from Cordova to Powell Street
Alexander Street	from Carrall to Columbia Streets
Cordova Street (north side only)	from Abbott to Columbia Streets

The proposed race is similar to those held for the last three years and no traffic problems were encountered. Accordingly there are no objections to the proposal from a Traffic Engineering standpoint.

Transit will be affected by the street closure, but B. C. Hydro advises that the event can be accommodated by detouring some buses and by utilizing a coned-off bus lane on Cordova Street similar to previous years.

The Police Department will provide special attention for the event and the organizers will provide marshalls along the route to assist with pedestrian control.

Should Council approve the Gastown Historic Area Coordinating Committee's request to close to vehicular traffic, Powell Street, from Columbia to Carrall Streets; Water Street from Carrall to Cordova Streets; Abbott Street from Cordova to its north end; Cambie Street from lane south of Water to its north end; Carrall Street from Cordova Street to its north end; Columbia Street from Cordova to Powell Streets, Alexander Street, from Carrall to Columbia Streets; and Cordova Street (north side only) from Abbott to Columbia Streets on Monday, August 1, 1977, from 10:00 a.m. to 10:00 p.m.; such approval should be subject to the following conditions:

- (1) The Gastown Historic Area Coordinating Committee enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
- (2) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
- (3) The cost of temporary traffic controls be borne by the applicant
- (4) Any food concessions be approved by the City Health Department."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

Continued . . .

MANAGER'S REPORT, July 8, 1977 (FIRE: A-6 - 2)

RECOMMENDATION AND CONSIDERATION

2. Closure of Exhibition Park Before, During and After the Pacific National Exhibition - 1977

The City Engineer reports as follows:-

"It is the annual custom of the Pacific National Exhibition to request permission to close Exhibition Park to all traffic before, during and after the Exhibition period. This is done to prevent pilfering and to eliminate hazards caused by motorists driving through the work areas during the setting up and dismantling of exhibits. This request has been granted each year subject to the walkway being left open for public use on the general line of Windermere Street.

It is therefore RECOMMENDED, that, in accordance with the request of the Pacific National Exhibition dated May 3, 1977, Exhibition Park be closed to general vehicular and pedestrian traffic, except for a walkway through the park on the general line of Windermere Street from midnight Saturday, August 13, 1977, until midnight Friday, September 9, 1977."

The City Manager RECOMMENDS that the above report of the City Engineer be approved, and submits for CONSIDERATION whether Council is willing to resolve now to grant this permission for future years from 7 days prior to the exhibition to 4 days following it.

RECOMMENDATION

3. Sidewalk Cafes

The City Engineer reports as follows:

"Under Council policy, new applications to operate sidewalk cafes have been received from the following businesses:

- | | |
|--|--|
| 1. Robins Delicatessen Restaurant | 5616 Cambie Street (at 41st. Avenue) |
| 2. Pal Services Inc. (Hello Deli Restaurant) | 1626 West Broadway (at Fir Street) |
| 3. Trimble's Cafe | 4397 West 10th Avenue (at Trimble St.) |
| 4. LaRaclette Restaurant | 1127 West Broadway (at Spruce Street) |

These proposals are acceptable to the Health Department, the locations are satisfactory from an Engineering Department standpoint and the Supervisor of Properties has determined appropriate rental rates for the use of City sidewalk. If approved, the Provincial Liquor Administration Branch will be so advised.

Accordingly, it is RECOMMENDED That:

Year to year Lease agreements be executed with

- 1) Robins Delicatessen Restaurant
- 2) Pal Services Inc. (Hello Deli Restaurant)
- 3) Trimble's Cafe
- 4) La Raclette Restaurant

with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver.

Further, that the Provincial Liquor Administration Branch be advised that City Council has no objection to the sale of liquor at these sidewalk cafes."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 493 & 494

Manager's Report, July 8, 1977 (FINANCE: A-7 - 1)

FINANCE MATTERS

INFORMATION

1. Analysis of 1977 Property Tax Roll
for Single-Family Residences

The Director of Finance reports as follows:

"Herewith submitted is the regular annual report showing the taxes levied on single-family residences. The statistics on the attached exhibits are shown in stepped groups to demonstrate taxes paid by the different valued properties.

As a very large majority of single-family residences are owner-occupied and the owners are therefore eligible for the Home Owner Grant, the taxes are shown with the Home Owner Grant deducted.

In Exhibit I the data is grouped in steps of general taxable value and shows the taxes payable at each level. Exhibit II is a summarization of Exhibit I with the groupings based on taxes payable. Exhibit III presents data for 1976 and 1977 assessed and taxable values. In Exhibits IV, V and VI, the properties are divided up into three sub-groups based on the assessed values. For each sub-group the figures are presented for the average net taxes, the share of taxes paid for 1976-1977 and the relationships between the components of total assessed values.

The average of total taxes for single-family homes in 1977 (general, school, hospital, regional district and assessment authority) is \$919. Netting out the Home Owner Grant, the average is reduced to \$639. This net amount represents an increase of 10.0% over the 1976 figure. The average discussed here is the arithmetic mean i.e the total taxes divided by the total single-family residences and should not be confused with the median (what the average taxpayer pays) which was \$805 (net \$525).

The average taxes are represented by:

General purposes	\$458
School purposes	427
Hospital, Regional District and B.C. Assessment Authority	34
	<u>\$919</u>
Less: Home Owner Grant	<u>280</u>
Net Taxes	<u>\$639</u>

General Purposes Taxes

The change in the general purposes tax levy between 1976 and 1977 is shown below:

	<u>1976</u>	<u>1977</u>	<u>Percent Change 1976-77</u>
General Purposes Tax Levy on all properties	\$78,628,485	\$83,737,311	6.5%
Average General Purposes Tax paid by single-family home owners	436	458	5.0%

In 1977, Council raised the general purposes mill rate from 19.00 to 19.791. This increase when combined with the frozen assessment roll means that, for the normal Vancouver home owner who did not make improvements to his property, general purposes taxes would rise by the amount of the mill rate increase of 4.2%. The statistics reported here are city-wide averages of taxes paid. Over the whole city some new construction took place, many owners improved their residential properties and some single family residences were converted to other uses. In total, assessments for single-family residences did change as is shown in Exhibit III. New construction accounts for the average general purposes taxes having increased by an amount in excess of the mill rate increase.

Manager's Report, July 8, 1977 (FINANCE: A-7 - 2)

Clause #1 continued:

There was a slight shift in the burden of taxes away from the single-family residential sector onto the apartment and commercial sector. This shift was due to new construction in the apartment/commercial sector.

School Taxes

The change in the school tax levy between 1976 and 1977 was as follows:

	<u>1976</u>	<u>1977</u>	<u>Percent Change 1976-77</u>
School Tax Levy on all properties	\$89,277,223	\$97,986,699	9.7%
Average School Tax paid by single-family homeowners	396	427	7.8%

It is interesting to note that the school tax levy is higher than the general purposes levy and yet the average school taxes paid by a single-family residence is a lower amount than the average general purposes taxes paid. This is because commerce and industry pay a larger share of the school tax than of the general purposes tax. This larger share for commerce and industry is due to two factors:

- 1) Machinery and equipment is assessed for school purposes and not for general purposes taxes.
- 2) Even before the assessment roll was frozen in 1974, Provincial restrictions on the growth of the assessment roll for school purposes had led us to the point where residential property was assessed at 40% of its market value for school purposes and commerce and industry were assessed at 50% of market value for school purposes. All properties were assessed at full market value on the general purposes tax roll.

The relationship of the share of taxes paid by commercial/industrial and residential could change in 1978 with the pending Provincial legislation dealing with property taxation.

Hospital, Regional District and B.C. Assessment Authority Taxes

The change in these levies between 1976 and 1977 was as follows:

	<u>1976</u>	<u>1977</u>	<u>Percent Change 1976-77</u>
Hospital Tax Levy on all properties	\$1,823,359	\$3,024,475	65.9%
Regional District Tax Levy on all Properties	2,163,988	2,136,169	- 1.3%
B.C. Assessment Authority Tax Levy on all Properties	2,514,634	2,688,169	6.9%
Total for all Properties	<u>\$6,501,981</u>	<u>\$7,848,813</u>	<u>20.7%</u>
Hospital, Regional District and B.C. Assessment Authority Tax paid by average single-family homeowners	29	34	17.2%

Cont'd . . .

Manager's Report, July 8, 1977 (FINANCE: A-7 - 3)

Clause #1 continued:

Summary of Total Taxes Payable

The changes in all average taxes payable by single-family homeowners are summarized below:

	<u>1976</u>	<u>1977</u>	<u>Dollar Increase 1976-1977</u>
General Purposes	436	458	\$22
School Purposes	396	427	31
Hospital, Regional District and B.C. Assessment Authority	29	34	5
	—	—	—
Total Gross Taxes	861	919	58
Less: Home Owners Grant	<u>280</u>	<u>280</u>	—
Total Net Taxes	<u>581</u>	<u>639</u>	<u>58</u>

Sub-Groups of Single-Family Residences

Exhibit IV demonstrates the distribution of average net taxes between the three sub-groups of single-family homeowners.

Exhibit V presents the total and percentage of total taxes paid by each sub-group. This exhibit demonstrates that in 1977 the upper third of the properties are paying a relatively greater percentage of total taxes as compared to 1976. This situation has probably developed because of the relatively greater amount of new construction and improvements that have been undertaken in this sub-group.

Assessment and Taxation Legislation

The Provincial Legislature is currently considering a Bill to amend the existing taxation and assessment legislation. There may be several changes forthcoming as a result of this legislation which could significantly change the amount of taxes payable by different classes of properties. This will be the subject of a report by the Director of Finance when more details are known."

The City Manager submits the foregoing report of the Director of Finance for the INFORMATION of Council.

2. Downtown Parking Corporation Operation
of City-Owned Parking Lots

The Director of Finance reports as follows:

"Section 25.03 of the Agreement with the Downtown Parking Corporation regarding the operation of the City-owned parking lots, requires the DPC to submit for the information of the City its proposed operating budget for the year. The DPC has changed its fiscal year to the calendar year and therefore the following budget is for the year ending December 31, 1977.

The budget when broken down by actual lots indicates that two (2) of the lots are losing money. The DPC is examining the situation and if appropriate will come up with recommendations. The budget is as follows:

REVENUES

Lot Operating Revenue	\$1,129,863
Interest Income	<u>15,000</u>
	<u>\$1,144,863</u>

Cont'd . . .

Manager's Report, July 8, 1977 (FINANCE: A-7 - 4)

Clause #2 continued:

EXPENDITURES

Lot Operating Expenses

Salaries & wages	385,731
Fringe benefits	57,571
Property taxes	196,495
Business tax	52,308
Insurance	15,728
Advertising	10,698
Lot supplies	2,096
Laundry & uniforms	2,436
Light, phone & water	30,000
Equipment & general maintenance	31,673
Miscellaneous	153
Parking tickets	5,934
	<u>790,823</u>

Management & Administrative Expenses

Accounting/clerical salaries	40,498
Fringe benefits	6,592
Management salaries	42,471
Fringe benefits	2,170
Light & phone	4,180
Head office expense	10,937
Other professional fees	3,424
Directors' fees	2,000
Audit	8,100
Legal	20,000
Claims	450
Trustees' expense re TRN's	1,629
Office supplies	3,841
Bank charges	370
	<u>146,662</u>

Net Lot Profit Margin \$207,378

Deduct TRN Repayment

Principal repayment	200,000
Less: provided from reserves	(200,000)
Trustees' fees & legal expense	10,000

Deduct Proposed Capital Expenditures 25,000

Net rental to City \$172,378

Deduct net loss other operations

Other Income	34,800
Other Expenses	
Pacific Centre	(47,802)
222 Main Street	(4,783)
Deficit	<u>(17,785)</u>

Net Downtown Parking Corporation Profit \$154,593

The City Manager submits the foregoing report of the Director of Finance for the INFORMATION of Council.

Cont'd . . .

Manager's Report, July 8, 1977 (FINANCE: A-7 - 5)

RECOMMENDATION

3. Grant in Lieu of Taxes - St. Sava
Serbian Eastern Orthodox Church

The Director of Finance reports as follows:

"A request has been received from St. Sava Serbian Eastern Orthodox Church dated June 20, 1977 for consideration of a grant in lieu of taxes of \$1,050.39 which is the amount levied for taxes for 1977 on the property at 620 East 63rd Avenue.

The Executive Board of the Serbian Eastern Orthodox Church has submitted the following information in support of their request.

'The said property has been purchased as, and is being used for, the parish home of the priest and his office, as well as Sunday School, choir practises and weekly board meetings. We would also like to point out that the property is registered in the name of Serbian Eastern Orthodox Church - School Congregation of St. Sava.

Due to various financial pressures such as rising cost of maintenance, priest's salary and high mortgage payments, this grant is vital to our future existence.'

The following is submitted for Council information, when considering this request for a grant in lieu of taxes:

- (a) To be eligible for tax exemption, Section 396 C (iv) of the Vancouver Charter requires that "the property must be set apart and in use for the public worship of God". Since the primary use of this property is for the parish home of the priest and his office, it would not qualify for exemption under the Charter.
- (b) The Director of Finance advised that Vancouver has 273 properties receiving exemption from taxes as being in use for church purposes and it is assumed that most of these organizations maintain a parish home for which they are paying full taxes.

The request of the St. Sava Serbian Eastern Orthodox Church for a grant in lieu of taxes is submitted for Council consideration.

In view of the precedent this would create for other parish homes, the City Manager RECOMMENDS against the grant request.

FOR COUNCIL ACTION SEE PAGE(S) 494

MANAGER'S REPORT, JULY 8, 1977 (PROPERTIES: A9-1)

PROPERTY MATTERS

RECOMMENDATION

1. Sale of Property - S/S 800 Block East Hastings Street
NW Corner 22nd Avenue & Beatrice Street
Sale of House and Land - 3417 Porter Street

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following described properties on June 7, 1977, and were opened in public at 9:30 a.m., Monday, June 27, 1977.

Recommended that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each the highest offer received and in keeping with current market values:-

Lot 8, Block 66, D.L. 181, Plan 196
S/S 800 Block East Hastings Street

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Gilbert Lee	25' X 122'	\$43,100.	City Terms	Bulkhead agree- ment required. Lot below lane level.

Parcel A (Ref. Plan 302) of Lots 35 & 36, W. Pt. D.L. 743
Plan 1451, N.W. Corner 22nd Avenue & Beatrice Street

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Bawn Holdings	40' X 66'	\$25,055.	City Terms	Bulkhead agree- ment required. Lot below street level.

The following property, purchased with N.I.P. funds, was placed on the market on January 4, 1977, as authorized by Council, but no acceptable bids were received at the tender opening on January 24, 1977. The following offer, which is considered to be acceptable, has now been received and is hereby recommended for acceptance.

Lot 49, Block 2, D.L. 752, Plan 811
House and land at 3417 Porter Street

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Ballarin Bros. Const. Co. Ltd.	Irregular 33' X 149'+	\$40,150.	City Terms	Subject to existing tenancy."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, JULY 8, 1977 (PROPERTIES: A9-2)

2. Sale of City land - 800 Block Richards
North West corner of Smithe and Richards Streets

The Supervisor of Properties reports as follows:

"Mr. J.W. Adams of Adams Properties Ltd. has formally requested that his company be allowed to acquire the above-described property to add to his adjacent holdings and be developed as an extension of his company's parking garage. (See attached sketch dated May 19, 1977.) The subject property comprises two vacant lots each of which measure 25 feet by 120 feet for a total area of 6,000 square feet zoned D.D. = Downtown District Zoning.

This property is presently under lease to Kings Parking Company and Adams Properties Ltd. (terminating December 31, 1977) for open parking at a rental of \$6,326.88 per annum or 80% of the gross income. Recent rentals based on the foregoing percentage have approached \$8,400 per year.

This property was acquired by tax sale in 1938 and has been withheld from sale for various reasons until released by the Property Endowment Fund Board in November 1975.

This matter was reported to the Chairman and Members of the Property Endowment Fund Board on June 9, 1977 with the result that the Board has endorsed the direct sale of this property to Adams Properties Ltd. subject to consolidation of Lots 20 to 27, Block 64, D.L. 541 and also subject to a satisfactory price being negotiated and the matter being reported back to Council for approval of the sale.

Recommended that the Supervisor of Properties be authorized to negotiate the direct sale of the City lands, Lots 20 and 21, Block 64, D.L. 541 to Adams Properties Ltd. subject to consolidation and satisfactory conditions of sale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Consent to Assign Lease - 889 Seymour Street

The Supervisor of Properties reports as follows:

"The property at 887 and 889 Seymour Street, legally described as Lot 21, Block 63, D.L. 541 was acquired for the Property Endowment Fund. This property is located on the west side of Seymour Street, north of Smithe Street and consists of a three-storey non-basement frame building.

The second and third floors are leased for a hotel/rooming house. The lease is for a period of three years commencing May 1, 1976, at a basic rental of \$900.00 per month with an option to renew for an additional three years. There is also a "demolition clause" allowing cancellation of the lease with 90 days notice if the building is to be demolished. On May 24, 1977, Council approved a reduction in rent to \$735.00 a month due to the loss of four fire-damaged rooms which were sealed off and padlocked by the City.

A request has been received from the solicitor acting for the lessee, Mr. John Fuller, for consent to assign the lease to Mr. Joe Corcoran.

MANAGER'S REPORT, JULY 8, 1977 ... (PROPERTIES: A9-3)

Clause #3 continued:

Recommendation - That the request to assign the lease to Mr. Joe Corcoran be approved subject to the documents of assignment being satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Assignment of Lease - 1830 West 5th Avenue
(McLaren Electric Building)

The Supervisor of Properties reports as follows:

"On November 9, 1976, City Council approved a lease to Canadian Cultured Marble Limited for 2½ years from January 1, 1977, in the McLaren Electric Building, 1830 West 5th Avenue, covering an area 6,000 square feet more or less.

On February 8, 1977, City Council approved the lessee's request that the name be changed to Noramcan Industries Limited, a related Company with a different job function.

Later the Registrar of Companies requested the Company to change its name from Noramcan Industries Ltd. to North American Canadian Industries Ltd. and the lease was executed under the name of North American Canadian Industries Ltd.

By letter, dated May 24, 1977, Allard and Company, solicitors for North American Canadian Industries Ltd. have requested that the City approve an assignment of the lease to Pacific House & Home Design Showrooms Ltd. for the purposes of changing the showroom from a renovations and kitchen remodelling facility to a manufacturer's showroom facility.

It is recommended that North American Canadian Industries Ltd. be allowed to assign their leasehold interest to Pacific House & Home Design Showrooms Ltd., and that the granting be subject to any documentation deemed necessary by the Director of Legal Services"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Lease of Portion of Cambie Street

The Supervisor of Properties reports as follows:-

"A portion of Cambie Street adjacent to Block 279, D.L. 526 as shown on Plan LE 2908 is leased to Johnston Terminals Limited for 15 years until August 31, 1982.

The property is utilized for access and 11 parking stalls.

The rent is subject to review as of September 1, 1977 and after negotiation the lessee has agreed that it be increased from \$816.00 per annum plus taxes (\$1060.05 per annum in 1976) to \$2,400.00 per annum inclusive of taxes.

The Supervisor of Properties is of the opinion that the suggested rental represents market rental value.

It is recommended that the rent be increased to \$2,400.00 per annum effective September 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, JULY 8, 1977 (PROPERTIES: A9-4)

6. Chatham Steel Ltd. Lease - Rental Review

The Supervisor of Properties reports as follows:

"On November 23, 1976, Council approved the acquisition and leaseback of Fields Stores Ltd. at 535-573 Carrall Street, being part of Lot 25, Block 17, D.L. 541, Group 1, N.W. District, Plan 10212. Included in the transaction was an existing lease with Chatham Steel Ltd. Terms of the agreement with Fields Stores Ltd. involved the assigning of the Chatham lease directly to the City. The building and that part of the land comprises an area approximately 120' x 318'.

The lease, which expires on June 30, 1982, contains a rental review clause which reads in essence that commencing July 1, 1977, the monthly net rental shall be no less than \$4,770 for the remaining five years of the lease, and no more than \$5,565 per month net.

Negotiations with the lessees have culminated in their agreeing to a new rental of \$5,565 per month plus 1/12 taxes commencing July 1, 1977.

It is recommended that the Supervisor of Properties be authorized to increase the rent to Chatham Steel Ltd. to \$5,565 per month plus 1/12 taxes for the remaining five-year period commencing July 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 495

B

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MANAGER'S REPORT

June 22, 1977

TO: Vancouver City Council

SUBJECT: Rezoning Application:
East Side of Arbutus Street from West 13th to West 14th
Avenues

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of June 22, 1977, has submitted a report on the above subject. In summary he states:

" 'An application has been received from J. Douglas Henderson, Architects, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the east side of Arbutus Street from West 13th to West 14th Avenues, Lot "D", Block 425, D.L. 526, Group 1, N.W.D., Plan 12807 be rezoned from (M-1) Industrial District and (C-2) Commercial District to (CD-1) Comprehensive Development District for the purpose of:

'Constructing a mixed use building comprising a film processing laboratory, retail stores, offices, restaurant and dwelling units together with customarily ancillary uses, including off-street parking and loading.'

SITE DESCRIPTION

The site is presently split zoned and surrounded by lands with a variety of zoning designations. The zoning on this long and shallow site (270 feet by 58 feet) is anomalous and could result in a form of development and uses which are inappropriate for Arbutus Street and the surrounding development, particularly the residential development to the east and west. Furthermore, the site is encompassed by City streets on three sides and the C.P.R. Right-of-Way and slopes considerably over its width from east to west.

PROPOSED DEVELOPMENT

Discussions with the applicant and revision of preliminary drawings have resulted in a proposed development which is felt to be appropriate for the site. The proposal consists of a mixed commercial/residential development comprising of parking and retail space on the first floor (which is partially underground due to the slope of the site), film processing laboratory and retail stores on the main floor, office space on the partial floor above, created as a consequence of the sloping site and two-storey dwelling units on the upper floors.

ANALYSIS

Several concerns have been explored and will require further action by the applicant both prior to the rezoning and at subsequent stages of development approval should the amending By-Law to rezone the site be enacted. The principal concerns are as follows:

1. The appropriateness of the site for residential development in light of the adjoining C.P.R. Right-of-Way and the existing future noise and vibration which may be generated within this corridor.
2. The adjoining C.P.R. Right-of-Way is residentially zoned and could be so developed in the future. The applicant should be aware of this in preparing detailed development drawings particularly with regard to ensuring adequate daylight access to all portions of the development.
3. The proposed loading spaces are few in relation to the variety of uses proposed within the development. Vehicular access to the site is, however, difficult due to topographic and traffic reasons and the shallowness of the site.

- 2 -

4. The height of the building slightly exceeds that which would be permitted outright on the portion of the site zoned (C-2) Commercial District but is considerably less than what would be permitted on the portion of the site zoned (M-1) Industrial District. Given the existing zoning and the site characteristics, the proposed height is not felt to be inappropriate.
5. Prior to the issuance of a Development Permit, the location of the various uses within the proposed development should be reviewed regarding possible incompatibilities with the proposed residential uses.
6. A satisfactory leasehold arrangement will have to be derived whereby the westerly three feet of the adjoining C.P.R. Right-of-Way are used in developing underground parking for the proposed development.
7. Approval under the Encroachment By-Law will have to be granted before landscaping of the 17 foot strip of City-owned land adjoining the site on the west may be considered.

RECOMMENDATION: The Director of Planning recommends that the rezoning be approved subject to a number of conditions and that the report be received and the whole matter be referred direct to a Public Hearing."

The City Manager RECOMMENDS that the above report of the Director of Planning be received and the whole matter be referred direct to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 495

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

JUNE 23, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 23, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Emergency Services Committee

Vancouver City Council, on January 20, 1977, approved the following motion:

"THAT City Council formally recognize the Emergency Services Implementation Committee and endorse its functions as described in the City Manager's report of January 11, 1977, and that progress reports from the Committee be made to the Community Services Committee of Council on a regular basis."

The Committee had before it for consideration a Manager's Report dated June 15, 1977 (copy circulated) in which the Director of Social Planning gave a progress report on the Emergency Services Committee.

Representatives of the Social Planning Department and the Emergency Services Committee appeared on this matter and it was pointed out during discussion that since the Emergency Services Committee formed a Stress Team, which went into operation February 6, 1977, this Team has handled 1,005 emergency calls in the three month period from March 1st to May 31st, 1977.

Attached to the report were appendices listing the types of emergency calls handled by the Stress Team.

It was also pointed out by a member of the Emergency Services Committee that the probation service is now supplying two probation officers up to 2:00 A.M. and that this has been of considerable assistance to the Emergency Services Committee.

During discussion, it was pointed out by the representative of the Social Planning Department that there is a need for a Justice of the Peace to be available 24 hours per day.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated June 15, 1977, be received.

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 23, 1977

(I-2)

2. Inspectors for Enforcement of Lodging House By-law

The Committee had before it for consideration a letter dated June 9, 1977 (copy circulated) from the Downtown Eastside Residents' Association which enclosed a list of rooming houses and hotels in the Downtown Eastside area which D.E.R.A. alleged are in violation of Health Department by-laws.

The letter stated that D.E.R.A. is concerned that prosecutions take an average of 18 months and D.E.R.A. suggested that Health Inspectors should be authorized to use the Standards of Maintenance By-law to improve poor living conditions.

Also before the Committee for consideration was a copy of a Manager's Report dated December 10, 1975 (copy circulated) in which the Medical Health Officer reported on enforcement of the Lodging House By-law and the need at that time for additional health inspectors.

Appearing before the Committee on this matter were the Medical Health Officer, the Director of Environmental Health and representatives of D.E.R.A.

During discussion, it was pointed out that in 1974, the Medical Health Officer was authorized by Council to increase his complement of health inspectors from 29 to 33 on a temporary basis for a more intensified level of rooming house inspections in the Downtown Eastside area.

In December 1975, the Health Department reverted to its health inspector entitlement of 29 inspectors.

Currently there are three health inspector positions vacant in the Health Department so that there are now 26 health inspectors on staff. Recruiting for replacements is under way.

The Director of Environmental Health advised the Committee that the complaints contained in the D.E.R.A. letter and the type of violations the inspectors encounter are basic housekeeping matters which are the responsibility of landlords and require almost daily attention by health inspectors to ensure that washrooms, hallways, etc. are kept clean and in proper condition. In some cases, visits by the health inspectors produce little or no results; that prosecutions take up to 18 months in court and that fines are usually minimal in the area of \$50.00.

During discussion, the Committee expressed concern over the lengthy prosecution process and the small fines which are levied for by-law infractions which result in hardship and health threats to large numbers of persons living in buildings which do not meet health standards.

A suggestion was made that possibly a \$500.00 minimum fine should be imposed for violations of such Health By-law.

It was pointed out by the Director of Environmental Health that although there are three vacancies for health inspectors currently, it is difficult to find good qualified health inspectors; however, the Committee felt there is a definite need to increase the Health Department's entitlement of 29 health inspectors.

The City Clerk's office was in receipt of a petition signed by approximately 500 persons urging additional health inspectors for the Downtown Eastside area (copy on file in the City Clerk's office).

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 23, 1977

(I-3)

Clause No. 2 Continued

Following discussion, it was

RECOMMENDED

- A. THAT Council authorize the Medical Health Officer to hire three additional health inspectors, bringing the total complement of health inspectors to 32.
- B. THAT the Director of Legal Services and the Director of Environmental Health prepare a report for the City Manager containing proposals for increasing the minimum fines for Health By-law infractions and containing proposals for reducing the length of time to process Health By-law prosecutions through the courts.

3. Street Improvements in the Downtown Eastside

The Committee had before it for consideration a letter dated June 9, 1977, from Ms. Libby Davies, Chairperson of Oppenheimer Planning Committee (copy circulated) in which she expressed the concern of the Oppenheimer Area Planning Committee for the need for repairs to sidewalks and streets in the Downtown Eastside area.

Also before the Committee was a letter dated May 10, 1977 from Ms. Jean Swanson, Chairperson of the Streets Sub-Committee of the Downtown Eastside Local Area Planning Committee (copy circulated) in which she wrote that the Local Area Planning Committee is unanimously requesting that street, sidewalk and curb replacement in the area be a high priority for the 1978 budget from the Five Year Plan.

Also before the Committee was a letter dated May 25, 1977, from Mr. E. A. West, Assistant City Engineer - Streets, to the Downtown Eastside Local Area Planning Committee (copy circulated) advising that this year Dunlevy Avenue will have the pavement surface treated from Hastings to Alexander Street and Alexander Street from Dunlevy to Heatley Street will be done at the same time. The letter advised that sidewalks will be maintained as well as possible with the monies available but there are no funds presently available to renew these sidewalks.

Mr. E. West appeared before the Committee and with the aid of a City-wide map, pointed out various areas in the City and the conditions of the streets and sidewalks in these particular areas. He explained that this year the Engineering Department is concentrating on the West End, utilizing local initiative project financial assistance. The Downtown Eastside area is not in any worse condition than certain portions of Kitsilano, False Creek and other sections of the City.

Mr. West told the Committee and representatives of Downtown Eastside Local Area Planning Committee that the Engineering Department will be considering the Downtown Eastside as a priority area for street and sidewalk improvements in 1978,

Following discussion, it was

RECOMMENDED

THAT the letter dated June 9, 1977 from the Oppenheimer Planning Committee, the letter dated May 10, 1977 from the Downtown Eastside Local Area Planning Committee, the letter dated May 25, 1977 from Mr. E. A. West, Assistant City Engineer, and the verbal report given this date by Mr. E. West be received.

Continued

Report to Council
Standing Committee of Council on Community Services
June 23, 1977

(I-4)

4. Name of Hostel at 124 Dunlevy Avenue

On May 19, 1977, the Community Services Committee was asked by the Assistant Director, Construction & Maintenance Division of the City, whether it wished to become involved in the selection of a name for a 140-unit hostel financed by Central Mortgage & Housing Corporation under the auspices of the City of Vancouver Housing Corporation located at 124 Dunlevy Avenue.

The Committee, at that time, resolved to request community organizations in the area to suggest names for the hostel.

Accordingly, service agencies in the Downtown Eastside were written by the City Clerk's office, seeking names for the hostel.

Before the Committee this date was a letter dated June 9, 1977 (copy circulated), from Rev. A. Griffin of First United Church proposing that the hostel be named after the late Rev. Andrew Roddan who served the citizens of the Downtown Eastside of Vancouver during the years 1928 - 1948.

Also before the Committee was a letter dated June 7, 1977 from the DERA Senior Citizen Club proposing that the hostel should be named as "DERA Place".

Following brief discussion, it was

RECOMMENDED

THAT Council name the hostel at 124 Dunlevy Avenue as "Roddan Lodge" after the late Rev. Andrew Roddan who served the citizens of the Downtown Eastside during the years 1928-1948.

The meeting adjourned at approximately 2:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 495 & 496

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

JUNE 30, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 30, 1977, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard

ABSENT: Alderman Ford
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meetings of June 16 and June 20, 1977, were adopted.

RECOMMENDATION

1. Fire By-law Enforcement in the Core Area -
Castle Hotel, 750 Granville Street and
Hotel Vancouver, 900 West Georgia Street

Vancouver City Council, at its meeting on May 31, 1977, after considering a report from the Community Services Committee, passed a series of recommendations, among them

"THAT the owner of the Castle Hotel, 750 Granville Street, be given 30 days in which to have final plans for full compliance with the Fire By-law requirements adopted and that the Fire Chief report to the Community Services Committee on the Castle Hotel at the end of 30 days."

"THAT the owner of the Hotel Vancouver, 900 West Georgia Street, be granted 30 days in which to prepare final plans acceptable to the Fire Chief for full compliance with the Fire By-law, and that the Fire Chief report to the Community Services Committee at the end of 30 days."

The Committee had before it for consideration a Manager's Report dated June 23, 1977 in which the Fire Chief reported as follows:

" At the meeting of the Standing Committee on Community Services of May 19, 1977, the Fire Chief was instructed to report in 30 days on the status of the Castle Hotel and the Hotel Vancouver.

Meetings have been held with the owner of the Castle Motel and the basis for a satisfactory plan of the necessary renovations has been agreed upon. A schedule of proposed completion dates will be forwarded by the owner this week. The architect is in the process of finalizing the drawings for the owner for presentation to all City departments and the Fire Marshal's Office for approval. Work is in progress on items not requiring approval.

Continued . . .

Clause No. 1 Continued

"A meeting was held with the management of the Hotel Vancouver and plans of a new proposal have been put forward by their architect. This proposal is being examined by the Fire Chief with the assistance of the Fire Marshal and Building Inspection Division for feasibility. The problems of this building layout are quite complex and the new proposals will require more time for study.

A further update on this information can be made verbally to the Committee upon presentation of this report. "

Appearing before the Committee on this matter were representatives of the Fire Department, Mr.M. Miletich of the Castle Hotel. Mr. Doug Harmon - Chief Engineer of the Hotel Vancouver, and Mr. David Harris - solicitor for Canadian National, owner of the Hotel Vancouver.

In response to a question from the Chairman, a representative of the Fire Department indicated that the owner of the Castle Hotel has had final plans for full compliance with the Fire By-law requirements drawn up and these have been submitted to the Fire Marshal's office for approval. If the plans are approved, a contract to carry out the work can then be awarded.

Mr. Miletich of the Castle Hotel submitted a letter dated June 29, 1977 from Mr. Trevors Bjurman of Russell & DuMoulin, solicitors for the Castle Hotel (copy circulated), which outlined the progress being made in bringing the Castle Hotel into compliance with the Fire-By-law.

Representatives of the Fire Department told the Committee that several meetings have been held with representatives of the Hotel Vancouver; that a proposal to implement the extensive work required to bring this hotel into compliance with the Fire By-law has been prepared but some details have to be finalized.

The solicitor for Canadian National advised the Committee the proposal has to be approved by the Canadian National head office in Eastern Canada prior to its submission to the Vancouver Fire Department and that this would take two to three weeks. He pointed out that the submission is only a proposal and that additional time will be required to finalize actual working drawings.

Following discussion, it was

RECOMMENDED

- A. THAT the Fire Chief report to the Community Services Committee in 30 days on progress being made to bring the Castle Hotel, 750 Granville Street, into full compliance with the Fire By-law requirements.
- B. THAT the owner of the Hotel Vancouver, 900 West Georgia Street, be granted a further 30 days in which to submit to City officials their final proposal for full compliance with the Fire By-law and that the Fire Chief report back to the Community Services Committee at the end of 30 days.

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 30, 1977

(II-3)

2. Future of the Wicklow Hotel, 1516 Powell Street

Vancouver City Council, at its meeting on May 31, 1977, approved the following recommendation of the Community Services Committee:

"THAT consideration of the Downtown Eastside Residents' Association's letter dated April 19, 1977, on the Wicklow Hotel, be deferred pending a discussion by the Community Services Committee with the City's Director of Planning and Director of Social Planning regarding housing projects in the core area of the City, and that the City Manager's office co-ordinate a report on this general subject for the Committee meeting."

The Committee considered this matter further at its meeting on June 16, 1977 (extract attached) and resolved to defer the matter for two weeks to June 30, 1977, for staff report and that the City Manager submit a report on the implications of seismic loading standards as applied to the Wicklow Hotel.

The Committee had before it for consideration a Manager's Report dated June 23, 1977, along with a memo dated June 24, 1977 from the Executive Assistant to the City Manager enclosing a City Manager's Report dated February 22, 1977 regarding earthquake standards for older buildings (copies circulated).

Also before the Committee was a report dated June 27, 1977 from Mr. D. Vanin of the Greater Vancouver Housing Corporation regarding the Wicklow Hotel (copy circulated).

In the Manager's Report dated June 23, 1977, the Director of Social Planning reported that there are five reports expected to go to Council in the next few months which outline policies for core area housing.

The Director of Social Planning recommended in the Manager's Report that the City of Vancouver not get involved in the purchase or management of the Wicklow Hotel.

The submission from the Greater Vancouver Housing Corporation contained a recommendation that, based on its investigations of the Wicklow Hotel, it cannot recommend acquisition and rehabilitation of the Wicklow Hotel at this time.

Speaking to his report, the Director of Social Planning reminded the Committee that the City is involved in a large number of housing projects in the Downtown area and requested that the Greater Vancouver Housing Corporation might co-operate with the City's Social Planning Department in renovation plans for the Manhattan Apartments on Robson and possibly other housing renovation projects in the Downtown area.

Mr. Vanin, speaking to his report, reiterated the recommendation contained therein that indicated that the Housing Corporation is willing to co-operate with the City in residential rehabilitation in the inner City area. There have been indications that Central Mortgage & Housing Corporation may fund such rehabilitation projects under Section 51.

Mr. Vanin said there are a number of older hotels which could be rehabilitated with some information and assistance from the City of Vancouver.

Continued

Clause No. 2 Continued

A general discussion followed on the City's role in the provision of low-cost housing in the Downtown area with the Chairman making a statement that a report nearly ten years ago on the subject of housing indicated that the construction industry had stated at that time that it cannot provide for the population in the lower 30% of total income bracket and that housing for this portion of the population should be the responsibility of government. The Chairman said he feels this remains true.

A spokesman from the Social Planning Department reported there is a 15% vacancy rate in the Downtown Eastside and that when the new SAFER program comes into effect, it may allow some low-income persons to move into this available housing.

Mr. B. Eriksen of the Downtown Eastside Residents' Association advised the Committee there are approximately 1,000 persons seeking accommodation in the Downtown area and that the 15% vacancy rate does not provide enough accommodation for these people. He added that many of the buildings with vacancies do not comply with City building and health regulations and that approximately 80% of the estimated 1,000 persons seeking residential accommodation are on social assistance.

A representative of the Planning Department disagreed with Mr. Eriksen's estimate of the number of persons looking for accommodation in the Downtown Eastside, saying the figure is approximately 300 persons.

The Planning Department representative introduced an architect, who was involved in one of the first older hotel rehabilitation projects in the Downtown area, who suggested to the Committee that such rehabilitation projects could be made simpler if the Building Board of Appeal could examine preliminary drawings rather than waiting until the complete finalized plans are drawn. He indicated it is nearly impossible to know the total costs of building rehabilitation in advance.

Asked by the Chairman if this was feasible, the Assistant Director and City Building Inspector of the Permits & Licenses Department said that the Board of Appeal could examine preliminary drawings.

It was also noted in the submission from the Greater Vancouver Housing Corporation that Page 4 of that Corporation's submission requested the City to provide the Housing Corporation with five basic commitments as follows:

- (1) Make available a list of structures which it considers presently high in its list of priorities for inner city rehabilitation.
- (2) Co-operate with G.V.H.C. in producing a comprehensive market needs study for the inner city together with an analysis of present and future rent subsidy programs available to residents in the Downtown East Side.
- (3) Indication regarding how strictly certain building, zoning, development or fire by-law regulations will apply to structures in this category, e.g. seismic loading standards, etc.

Report to Council
 Standing Committee of Council on Community Services
 June 30, 1977

(II-5)

Clause No. 2 Continued

- (4) Advise G.V.H.C. on any present or future City policies or programs concerning the rehabilitation of older structures.
- (5) That at least one City staff member be available to co-ordinate efforts between G.V.H.C. and the City with respect to all future rehabilitation projects.

Following further discussion, it was

RECOMMENDED

- A. THAT the Building Board of Appeal examine preliminary drawings of proposed building renovations.
- B. THAT the City of Vancouver not get involved in the purchase or management of the Wicklow Hotel, 1516 Powell Street, at this time.
- C. THAT the Directors of Social Planning and Planning co-operate with the Director of the Greater Vancouver Housing Corporation towards the fulfillment of the five commitments requested on page 4 of the Greater Vancouver Housing Corporation's report to the Community Services Committee dated June 27th, 1977; and report back to the Community Services and/or Planning and Development Committee as necessary.
- D. THAT the Director of Social Planning have an early meeting with the Greater Vancouver Housing Corporation re the possibility of the Greater Vancouver Housing Corporation's involvement in the Manhattan Apartments and those other buildings that require immediate action.
- E. THAT the submission of the Greater Vancouver Housing Corporation dated June 27, 1977 on the Wicklow Hotel be received.

3. Insurance on Contents of City-Owned Frame Rooming Houses

The Committee had before it for consideration the following letter dated June 9, 1977 from Alderman Darlene Marzari, Vice-Chairman of the Committee, to the Chairman:

"Mr. Julius Dietz came to see me to complain about the fact that a number of insurance companies are refusing to insure frame rooming houses in the West End. The house that Mr. Dietz lives in is City-owned. I talked to the Properties Division about this and they are aware that tenants' insurance is no longer available because of the high risk.

I think this matter would be appropriate for inclusion in a Community Services Committee agenda. Possibly we should even have insurance agency representatives around the table to discuss what they consider to be high risk and to see if there is any way to continue tenant policies. The logical extension of their present policy will mean the destruction of any frame rooming house in the West End. Mr. Dietz would be prepared to come to the Committee."

Clause No. 3 Continued

Appearing before the Committee on this matter were Mr. Julius Dietz, the Director of Finance and Mr. Bruce Sibbald of Reed Shaw Stenhouse Ltd., the City's insurance brokers and one of the largest insurance companies in the world.

Mr. Dietz told the Committee that the contents of his suite in the City-owned building were valued at approximately \$7,000.00, that they had been insured by an insurance company, that he has never claimed for insurance, and that he was advised by his insurance company that they would not renew the insurance on his belongings because the contents were in a frame rooming house. Mr. Dietz stated he had contacted a large number of insurance companies but was unsuccessful in securing the necessary insurance.

Mr. Dietz suggested to the Committee that this would mean the contents in all frame rooming houses are non-insurable.

Mr. Dietz proposed three alternatives: that the City sign a policy with the tenant for a lease and, in addition, provide insurance on the tenant's contents at, say, \$5.00 per month (Mr. Dietz suggested not all tenants would want the insurance and that some tenants have very little belongings worth insuring); that the City of Vancouver secure a private insurance company to provide insurance for the contents of tenants of frame rooming houses and that the Provincial Government be asked to share in the costs of providing this insurance; that the City request the Provincial Government to direct the Insurance Corporation of British Columbia to provide insurance on the contents of tenants of frame rooming houses.

Mr. Sibbald of Reed Shaw Stenhouse pointed out that the building itself is insured by the City; however, he could not say that tenants of all rooming houses are being refused insurance on their contents; that each insurance company has its own methods of operation.

Mr. Sibbald indicated there are approximately 100 insurance companies in British Columbia and suggested that Mr. Dietz persist in his search for a company which will insure his belongings.

Mr. Sibbald said that there are no assigned risks or high risk ratings placed on building contents merely because of a building's condition, and that he knows of no such risk policy in Canada.

The Director of Finance added that most of the major insurance companies are based in Britain or the United States and that in recent years these companies have expressed negative feelings about insurance in Canada.

The Director of Finance reminded the Committee the Provincial Government does have a Superintendent of Insurance who possibly should be requested by Council to look into this situation.

During discussion, it was noted by the Committee that the City has upgraded the fire safety of its frame apartment buildings in the last few years.

It was also noted during discussion that schools and hotels have experienced bad fire losses and are high risks, and Mr. B. Eriksen of the Downtown Eastside Residents' Association said that some businessmen and hotel owners have complained to him that they are paying more for fire insurance after installing fire sprinkler systems than they were before such installations.

Continued

Report to Council
 Standing Committee of Council on Community Services
 June 30, 1977

(II-7)

Clause No. 3 Continued

A member of the Committee asked for a specific report on the problem of Mr. Dietz in securing insurance on the contents of his home and the Director of Finance gave an undertaking that representatives of Reed Shaw Stenhouse would discuss this matter with Mr. Dietz.

Following discussion, it was

RECOMMENDED

- A. THAT the Director of Finance prepare a City Manager's report for submission to the Community Services Committee in two weeks on whether insurance companies are providing adequate insurance on the contents of City-owned frame apartment houses.
- B. THAT Council write the Provincial Superintendent of Insurance drawing to his attention that based on the complaint of Mr. J. Dietz there is an apparent unwillingness of insurance companies to insure the contents of tenants in frame apartment buildings, and requesting the Superintendent of Insurance to investigate this matter and provide a report in writing to the Community Services Committee of Council as soon as possible.

4. Further Allocation of POSER Funds for Childrens Place

The Committee had before it for consideration a Manager's Report dated June 16, 1977 (copy circulated) in which the Director of Social Planning reported on the Childrens Place pre-school program in the Grandview Woodlands area for children with mental, physical, social and/or cultural handicaps.

In the report, the Director of Social Planning reported that the program has not been operated in full capacity long enough to fully evaluate its effectiveness and that therefore he would request the experimental stage of the project be extended for four months until October 31, 1977.

The program has been supported by funds from the Social Planning Department's POSER budget but since the Director of Social Planning does not have authority to spend more than \$5,000.00 for a demonstration program of this type, Council's approval was requested by the Director of Social Planning for the expenditure of an additional \$4,000.00 to carry the program through October.

The Childrens Place program commenced at the beginning of 1977 at a cost of \$4,800.00.

The required additional \$4,000.00 is already available in the Social Planning Department's POSER account, so that the request will require no increase in the 1977 Departmental Budget.

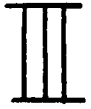
Following brief discussion, it was

RECOMMENDED

THAT Council approve an allocation of \$4,000.00 to further the Childrens Place program from June 30, 1977 until October 31, 1977.

The meeting adjourned at approximately 2:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 496



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 30, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 30, 1977 at approximately 1.35 P.M.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy (Items 1 & 2)
Alderman Puil

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATION

1. Kitsilano Design Guidelines

The Committee considered a report of the City Manager dated May 17, 1977 (copy circulated). In the report the Director of Planning advises that on March 16, 1976 Council approved new zoning schedules for the Kitsilano Apartment Area which permitted greater flexibility in the design of new buildings to encourage unique and innovative types of development and encourage redevelopment to uses better suited to the area resident's housing and commercial needs. A list of Design Guidelines was included in the Apartment Area Plan and has been used as the basis for decisions by the Director of Planning on development proposals. After several months of use difficulties have been encountered over interpretation of some of the Guidelines. Definitions and explanations of the Guidelines have now been expanded and the pertaining sections of the Apartment Area Plan have been identified and compiled into a booklet entitled "Kitsilano Design Guidelines - Apartment Areas (RM3-B & RM3-A1) Commercial Areas (C-2B)" revised June 1977 (on file in the City Clerk's office). These revised Guidelines will enable the Director of Planning to arrive at decisions on development proposals more quickly and he recommends that the Guidelines be adopted.

The City Engineer had expressed some concerns and Mr. R. Youngberg, Associate Director, Area Planning, advised that Section F "Street Scape" sub-section (I) would be amended to read:

"To create visual continuity between the street and the site, developers should be encouraged to provide trees and/or other planting on the street. This would be done under the provisions of the Encroachment By-law (administered by the City Engineer). There may be some cases, such as where the permanent walk does not yet exist, where such permission must be refused or deferred."

continued.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 30, 1977 (III-2)

Clause #1 continued:

Sub-section (ii) would be deleted as would Section (I) "Pedestrian Ways".

RECOMMENDED

THAT the Kitsilano Design Guidelines, as amended this day, forming part of the City Manager's report dated May 17, 1977 be endorsed as the consolidation and clarification of previously adopted policy regarding development in the Kitsilano Apartment Area.

2. Report on the 1977 Neighbourhood Improvement Program Selection and Administration

The Committee considered a report of the City Manager dated June 6, 1977 (copy circulated). In the report the Director of Planning advises that on February 8, 1977 the Planning Department had recommended that Hastings-Sunrise, Kensington and the Seymour School area (Kiwassa) be recommended to the senior levels of government for 1977 NIP programmes and that \$1.45 million be allocated as the City's share. Council resolved:

"THAT Council allocate \$750,000 of City funds as its share of the 1977 Neighbourhood Improvement Program, and the selection of the Kensington or Hastings-Sunrise area to be referred to the Planning and Development Committee for report to Council."

The purpose of the report is to establish NIP areas for 1977, to recommend staff alterations, to establish budgets for the planning stage, and to recommend further actions required to initiate these programs. The report contains a map of the proposed NIP areas and a description of each area outlining eligibility requirements with respect to stability, income, housing condition, definitions and local services and the minimum \$100 per capita requirements.

A condition of the 1977 NIP Agreement is that the City administer the 1977 RRAP program within NIP areas. RRAP programs in the new NIP areas will not begin until the NIP programs reach implementation stage late next spring. A report on staff and budget arrangements for RRAP programs will be prepared for Council at that time. However, the Director of Legal Services should be instructed to sign the RRAP Agreement at this time. The agreement is essentially in the same form as the agreement signed for the 1976 NIP areas.

It is proposed that staff be hired for the 1977 NIP programs for a minimum of a three year temporary period. Experience has shown that the programs have a one year Planning Stage, a two year implementation stage and may have some extension into a fourth year.

continued.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 30, 1977 (III-3)

Clause #2 continued:

New temporary staff for the 1977 NIP programs should be as follows:

For Hastings-Sunrise or Kensington -	Planner II Planning Assistant III Clerk Typist
Kiwassa -	Site Office Co-ordinator

In addition to the above staff allocations a site office, in accordance with our operation of other NIP programs should be established for Hastings-Sunrise or Kensington. It is proposed that space arrangements for the Kiwassa program will be worked out to the satisfaction of the City Manager, i.e. the possibility of working out of Seymour School, the Grandview-Woodland Site Office or another appropriate location.

The budgets for administration costs for the planning stages for the Kiwassa area and for the Hastings-Sunrise or Kensington area are attached as Appendices II and III to the City Manager's Report. A further report proposing budgets for the Implementation Stage will be presented to Council in the Spring.

It is felt that NIP monies would be well spent in the Kiwassa (Seymour School) area in order to assist in the preservation of a residential community threatened by redevelopment. In choosing between Kensington and Hastings-Sunrise NIP monies would be better spent in Kensington because of a clear deficiency in community facilities and because most policy issues could be resolved in the preparation of the Concept Plan.

The following were present for the discussion:

Mr. D. Berg representing Kiwassa
 Mr. S. Hatch representing Hastings-Sunrise
 Mr. L. Little representing Kensington

The Committee agreed that the Kiwassa area should be selected as a 1977 Neighbourhood Improvement Programme Area. Mr. Berg filed his brief with the Clerk (copy circulated).

Mr. Little advised that he had suggested to the Planning Department that the boundaries of the Kensington Area be amended to include the area east of Fraser, south of 33rd to 37th Avenue. Mr. D. Thomsett, Area Planning, indicated that this area could be included but the triangular area east of Victoria to Nanaimo, 33rd to Kingsway, would have to be deleted. This would increase the acreage from 525 acres to 583 acres and the population from 12,000 to 13,000. A map indicating the new boundaries was distributed (copy circulated).

Mr. Little stated that the area had no community centre and the community was trying to undertake sports and other programmes utilizing churches and schools in the area. The area lacks playing fields and is in need of redevelopment.

continued.....

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Clause #2 continued:

Mr. S. Hatch read a prepared brief on behalf of the Hastings-Sunrise Action Council (copy circulated) indicating that the position of the Organization is that Hastings-Sunrise should be the only area to be designated a NIP Area for 1977. He indicated that the Kensington Area and the Hastings-Sunrise Area are equal in terms of needed street improvements, parks, etc. Mr. Hatch stated that the Hastings-Sunrise Action Council has prepared for NIP in the form of community meetings, public discussion of priorities and development schemes etc. This was done in view of a Council motion stating that Hastings-Sunrise would be a top priority for NIP in 1977.

In response to the statement with respect to the Council motion the City Manager advised that at the Standing Committee on Planning and Development meeting on April 29, 1976 the following motion was defeated:

"That the Director of Planning report back on the extra staff and funding needed to start a local area planning process this year in the Hastings-Sunrise Area in preparation for a Neighbourhood Improvement Programme in 1977."

The motion was also put forward at the Council meeting on May 4, 1976 and defeated.

Mr. R. Youngberg, Associate Director, Area Planning, advised that a Council decision on the 1977 Neighbourhood Improvement Programmes was essential by July 12, 1977, as C.M.H.C. has advised that the City has three months from the date of the announcement (April 6, 1977) to make a decision on which areas will utilize the Federal and Provincial contribution to the 1977 N.I.P. in the amount of \$2.25 million. As there is no Council meeting on July 5, 1977 C.M.H.C. has agreed to extend the date to July 12, 1977.

The Committee

RECOMMENDED

- (A) THAT the Kensington area plus the Kiwassa area be selected as 1977 Neighbourhood Improvement Programme areas.
- (B) THAT the Director of Planning be instructed, after further consultation with property owners, to make application to rezone the land in Kiwassa from M-1 to an appropriate zoning which will stabilize the residential uses in the area.
- (C) THAT the Neighbourhood Improvement Programme Planning Stage Budget in the amount of \$101,480 (City share \$25,370) for Kensington and \$39,355 (City share \$9,839) for Kiwassa as contained in Appendices II and III of the City Manager's report dated June 6, 1977 be approved.

continued.....

Report to Council

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Clause #2 continued:

- (D) THAT the Director of Personnel Services be instructed to classify the positions of Planner, Planning Assistant and Clerk Typist for the Kensington Programme and Site Office Co-ordinator for the Kiwassa Programme and submit his recommendations to the City Manager for approval (these are cost shareable positions temporary for the life of the project to April 6th, 1980).
- (E) THAT auto allowances be approved for the Planner and Planning Assistant in Kensington and for the Site Office Co-ordinator in Kiwassa.
- (F) THAT the establishment of a site office to serve the Kensington Neighbourhood Improvement Programme be authorized and that the Supervisor of Properties be instructed to locate appropriate office space.
- (G) THAT the Director of Planning be instructed to make arrangements for office space at minimal cost for the Kiwassa Neighbourhood Improvement Programme to the satisfaction of the City Manager.
- (H) THAT the boundaries for the selected Neighbourhood Improvement boundaries of Kensington, as amended this day, and of Kiwassa as outlined in the City Manager's Report be approved and that the Director of Planning be authorized to apply for a Certificate of Eligibility for the Planning Stage of the two programmes.
- (I) THAT the Director of Legal Services be instructed to sign both the NIP and RRAP agreements.

3. Grandview-Woodland Neighbourhood Improvement Program:
Concept Plan and Implementation Stage Administration

The Committee considered a report of the City Manager dated June 17, 1977 (copy circulated) in which the Director of Planning outlines the process for developing the NIP Concept Plan for Grandview-Woodlands. He advises that the Concept Plan was prepared by the Citizens' NIP Committee in co-operation with the City Planning Department, staff of other civic departments and boards, and the citizens of Grandview-Woodland. The plan calls for seven major categories of NIP expenditures including a contingency fund to provide some flexibility in funding new projects that are proposed during the implementation of the programme.

The cost sharing arrangements for the proposed improvement projects would be as follows:

	<u>Total</u>	<u>CMHC</u>	<u>Province</u>	<u>City</u>
School Improvements	\$1,035,000	\$ 517,500	\$258,750	\$258,750
Park Improvements	460,000	230,000	115,000	115,000
Street Beautification	201,000	100,500	50,250	50,250
Street Curbing and Bus Shelters	181,000	45,250	22,625	113,125
Social Services	90,500	45,250	22,625	22,625

continued.....

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Clause #3 continued:

Housing	250,000	125,000	62,500	62,500
Planning (appropriated August 24, 1976)	69,546	34,774	17,386	17,386
Administration	182,532	91,266	45,633	45,633
Contingency Fund	120,922	60,461	30,230	30,231*
TOTAL	\$2,590,500	\$1,250,000	\$625,000	\$715,500
	=====	=====	=====	=====

*The size of the City's share of projects yet to be identified could exceed this amount, depending on the cost-sharing formula that is applied.

The Director of Planning noted that policy recommendations to deal with land use, development and traffic issues in the Grandview-Woodland NIP area will be forthcoming as part of the Grandview-Woodland local area plan.

The Committee

RECOMMENDED

- A. THAT the funding allocations outlined in the Grandview-Woodland NIP Concept Plan (Appendix III of the City Manager's Report dated June 17, 1977) be approved and the Concept Plan be submitted to the Provincial Government for approval.
- B. THAT the local CMHC office be requested to issue a Certificate of Eligibility for the Implementation Stage of the Grandview-Woodland NIP as soon as possible, so that the City's RRAP staff can begin processing applications for RRAP assistance in the area.
- C. THAT the appropriation of \$715,500 (less \$17,386 already appropriated for the planning stage) from the \$1.4 million allocated on May 4, 1976 to 1976 Neighbourhood Improvement Programs, to the Implementation Stage of the Grandview-Woodland NIP, be approved.
- D. THAT the appropriation of \$182,532 to the Administration Budget of the Grandview-Woodland NIP (Implementation Stage) be approved; costs to be shared as follows:

CMHC	\$91,266.00
Province of B.C.	\$45,633.00
City of Vancouver	\$45,633.00.
- E. THAT the temporary position of the Clerk II (RRAP Promoter) for the Grandview-Woodland Neighbourhood Improvement Program be extended to June 30, 1980.
- F. THAT the Director of Planning and the City Engineer be instructed to report back on the details of an NIP-subsidized street paving and curbing program for the Grandview-Woodland NIP area.

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4. By-Laws Review Program - Stage 1
Housekeeping Amendments

The Committee considered a report of the City Manager dated June 23, 1977 (copy circulated) in which the Director of Planning advises that Mr. B. Porter, Staff Consultant (By-laws) has initiated a program to review the City's land use and development controls and to recommend thereon. This By-law Review Program is formulated around three primary objectives:

1. Review and analyze the Zoning and Development By-Law and related land-use regulations to determine where revision is needed to ensure efficiency, convenience to the public, and effective implementation of City Policy, and recommend the form and content of such revisions within existing format and policy.
2. Establish a policy and framework for the encouragement of alternate or innovative means of securing planning policies and objectives, including improved development forms, and recommend their form and content.
3. Provide advice and assistance to the Department on issues generally relating to land use and zoning.

The report notes that the addition of marginal notes to accompany the printed text of the By-Law is proposed. The By-Law serves to inform the public on what development can or cannot be done, and marginal notes can facilitate and improve the use of the By-Law by:

1. Cross-referencing other provisions of the By-Law or other By-Laws and regulations, e.g. Health By-Law, Streets By-Law, etc.
2. Explaining or amplifying the provisions in much the same manner as the bills and acts of Senior Governments. Repeal information would also be contained in the notes.
3. Referring to resolutions, guidelines and policies which, although not forming part of the By-Law, are relevant and important to its implementation and understanding.
4. Providing for ease of revision as they are for information only and do not form part of the By-Law text, thus they may be revised without the necessity of a formal amendment process.

Substantive amendments have been made to By-law provisions regarding -

Equipment (Trucks or buses) parked on residential sites.
 Hospitals & Personal Care Homes.
 Animals & Birds.
 Double Fronting Sites.
 Projection of Canopies (or awnings).
 Masts and Antennae.
 Building Line - Measurements.
 Fences.
 District Schedules.
 Departmental Responsibilities - Director of Planning.
 Development Permits - Occupancy.
 Relaxation to Allow More Than One Townhouse "Building" Per Site.

continued.....

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Clause #4 continued:

The following By-law provisions in need of amendment require prior consideration and determination by Council.

1. Raising or Relocating a Building on the Same Site or Within the Same District.

Direction is sought as to the following options:

- A. If it is intended to require that all buildings adjusted on their foundation conform with all the regulations of their district, including non-conforming buildings being raised for basements or renovations, then proposed Sections 10.13 a, b, and c may be considered.
- B. If it is intended only to regulate buildings being relocated on the same site or to a different site and not to regulate buildings being raised, then only Sections 10.13 a and b require consideration.
- C. If some regulation of non-conforming buildings being raised is desired, option A could be adopted with a direction for further study and a report.

The Director of Planning recommends Option B.

2. Parking of Boats and Boat Trailers on Residential Sites.

The options open are:

- A. If no regulation of boats and boat trailers on private property is desired, no further action need be taken.
- B. If outright prohibition is intended, 'boats and boat trailers' should be added to the general prohibition beginning proposed Section 10.17.
- C. If some regulation is sought, 'boats and boat trailers' should be added to the general prohibition but also to the relaxation provisions of Subsection C.

The Director of Planning recommends Option C.

3. Tourist Courts.

Options available are:

- A. The elimination of tourist courts as a potential development form by the repeal of Section 11(5) and the removal of tourist courts from the district schedule uses.
- B. No alteration to the existing situation.
- C. The limitation of tourist courts to those presently existing by the deletion of street locations noted in Section 11(5) (a) (i to v), leaving the alternatives of eventual elimination or continuation of use to future consideration.

The Director of Planning recommends Option C, noting that several tourist courts are at present actively considering a change of use and alternate development possibilities, and Option C does not delimit available alternatives.

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Clause #4 continued:

The City Manager submitted these options for amending by-law provisions to the Committee for Consideration.

Mr. Porter advised that the following clarifying corrections should be made to the Appendices forming part of the Manager's Report dated June 23, 1977:

Appendix C - Proposed Section 10(3)
 Change "liable" to "likely"

Appendix C - Proposed Section 10(6.4)
 Insert "unduly" between "no" and "adverse"

Appendix D - Proposed Section 11(10.2)
 Change "site used pursuant to this section"
 to "gasoline service station site".

After discussion the Committee

RECOMMENDED

- (A) THAT with respect to amendment to Section 10(8), Raising or Relocating a Building, Option B be approved; Section 10(10) Parking of Boats and Boat Trailers, Option C be approved; and Section 11(5) Tourist Courts, Option C be approved.
- (B) THAT the Director of Planning be instructed to make application to amend Sections 3, 6, 9, 10 and 11 of By-law 3575, being the Zoning and Development By-law, pursuant to the revisions proposed in Appendices B, C and D, and that these amendments be referred direct to a Public Hearing.
- (C) THAT the renumbering and retitling required by the By-law amendments, and also as proposed in Appendix A, be attended to concurrent with the amendments of Recommendation A, above.
- (D) THAT the Director of Planning be instructed to prepare marginal notes to accompany subsequent printings of the Zoning and Development By-law, such notes being for information only and not forming part of By-law 3575.

The meeting adjourned at approximately 3.15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 496d497